



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, March 18, 2014

Location: Holladay Municipal Center - 4580 S 2300 E

Time: 7:00 PM

AGENDA ITEMS

PRE-MEETING / WORK SESSION -

- 6:30 PM Discussion with Jack Reneo, Beekeeper.
Discussion about potential four-lot subdivision on east Murray-Holladay Rd.
All agenda items may be discussed.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matters are Public Hearings. They will be heard and may be voted on. Notice to the public has been provided as required by law.)

- 7:00 PM 1. **Chapter 13.76.240: Family Food Production (Beekeeping)** - Staff: Pat Hanson, City Planner – *Proposed amendments to the current regulations for animals and fowl in the city adding provisions for beekeeping activities on lots over 10,000 square feet in area.*
- 7:10 PM 2. **Oakwood Villa Estates PUD – 3939 S Woodline Dr. – Plat Amendment – Conceptual Plan & Preliminary Plat** - Staff: Rick Whiting, City Planner – *Applicant; Susan Pratts, requests to combine two lots in order to construct a swimming pool.*
- 7:30 PM 3. **Beautiful Mind Tutoring – 2532 E Capricorn Way – R-1-10 Zone – Conditional Use Permit – Home Occupation with Customers** – Staff: Rick Whiting, City Planner — *Applicant; Michele Chisholm, requests approval to tutor students in her home.*
- 7:50 PM 4. **Tran Rezone – 2417 E 4430 South – Rezone from R-1-10 to R-1-8** – Staff: Rick Whiting, City Planner — *Applicant; Henry Tran, seeks Planning Commission recommendation for City Council adoption of this rezone request.*
- 8:10 PM 5. **Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Conceptual Site Plan and Condominium Subdivision** – Staff: Rick Whiting, City Planner — *Applicant; Myron Child, requests conceptual approval for an eleven unit condominium project..*

(The following matters will be heard and may be voted on. Public Notice is not required.)

6. **Approve Minutes of the February 19 and March 4, 2014 meetings.**

OTHER BUSINESS

7. Updates or follow-up on items currently in the development review process
8. Report from Staff on upcoming applications
9. Discussion of possible future amendments to code

ADJOURN

On Friday, March 14, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



CITY OF HOLLADAY
Planning Commission

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**Staff Report**  
**March 18, 2014**  
**Item 1**

*Project Name:* **Beekeeping**  
*Application Type:* **Ordinance amendment**  
*Nature of Discussion:* **Public hearing, discussion and possible recommendation**  
*Planner:* **Pat Hanson**

**BACKGROUND**

The following text should be ready for discussion and recommendation following the scheduled public hearing at this meeting. Any outstanding questions regarding beekeeping practices can be asked of Mr. Jack Reneo at the briefing session prior to the hearing. The City Attorney, Craig Hall has reviewed the attached text and agrees that the numbers are appropriate for lots in Holladay.

Attached to this staff report is a copy of the text that will be sent along with the zoning amendment to the Council for adoption in Title 8, the animals section of the code. [*This text does not require a recommendation from the Commission but is for informational purposes only.*]

Upon a recommendation from the Commission, this matter will be forwarded to the Council for a final decision.

**13.76.240: ANIMAL AND FOWL RESTRICTIONS:**

D. Beekeeping:

1. All beekeeping activities shall comply with the requirements of Title 8 of this code.

2. The keeping of bee colonies on a lot of at least ten thousand (10,000) square feet, shall be limited to the numbers of colonies as allowed by table 13.76.240.4 of this section.

TABLE 13.76.240.4

| <u>LOT AREA<sup>1</sup></u><br><u>(R-1-10, R-1-15,</u><br><u>R-1-21, R-1-43</u><br><u>and R-1-87</u><br><u>Zones)</u> | <u>COLONIES</u>                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Less than 10,000</u><br><u>square feet</u>                                                                         | <u>None allowed</u>                                                                                                                                                                                                                          |
| <u>10,000 SF to</u><br><u>16,000 SF</u>                                                                               | <u>2</u>                                                                                                                                                                                                                                     |
| <u>16,000 to 1/2 acre</u>                                                                                             | <u>4</u>                                                                                                                                                                                                                                     |
| <u>Over 1/2 acre but</u><br><u>less than 1 acre</u>                                                                   | <u>6</u>                                                                                                                                                                                                                                     |
| <u>Over 1 acre</u>                                                                                                    | <u>8</u>                                                                                                                                                                                                                                     |
|                                                                                                                       | <u>Where all hives are situated at least 200 feet in any direction from all property lines of the lot/parcel on which the apiary is situated, there shall be no limit to the number of colonies regardless of lot/parcel size.</u>           |
|                                                                                                                       | <u>So long as all abutting property that is within a radius of 200 feet from any hive, remains undeveloped property, there shall be no limit to the number of colonies, regardless of lot/parcel size upon which the hives are situated.</u> |

Note:

1. Over the minimum number of square feet required for a single-family residential lot in the zone.

## Chapter 8.01

### DEFINITIONS:

- 8.01.107: Beekeeping: As used in this title, the following words and terms shall have the meanings ascribed in this section unless the context of their usage clearly indicates another meaning:
- a. "Apiary" means the assembly of one or more colonies of bees at a single location.
  - b. "Beekeeper" means a person who owns or has charge of one or more colonies of bees.
  - c. "Beekeeping equipment" means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.
  - d. "Colony" means an aggregation of bees in any type of hive that includes queens, workers, drones, or brood.
  - e. "Honey Bee" means all life stages of the common domestic honey bee, *Apis mellifera* species.
  - f. "Hive" means a frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.
  - g. "Tract, Parcel or lot", see section 13.04.040 of this title.
  - h. "Undeveloped property" means any idle land that is not improved or actually in the process of being improved with residential, commercial, public or other structures or improvement intended for human use occupation and the grounds maintained in association therewith.

### 8.13: BEEKEEPING

- A. *Purpose:* The purpose of this subsection is to establish certain requirements of sound beekeeping practices, which are intended to avoid problems that may otherwise be associated with the keeping of bees in populated areas.
- B. *Colony Conditions:* Notwithstanding compliance with the various requirements of this subsection, it shall be unlawful for any beekeepers to keep any colony or colonies in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others.
- C. *Hive Registration:* All honey bee colonies shall be registered with the Utah Department of Agriculture and Consumer Services.
- D. *Hive Type:* All honey bee colonies shall be kept in Langstroth-type hives with removable frames, which shall be kept in sound and usable condition.

- E. Fencing of Flyways: Any colony situated within twenty-five feet of a public or private property line shall require the establishment of a flyway barrier at least six feet (6') in height consisting of a solid wall, fence, dense vegetation or combination thereof. Said barrier shall be parallel to the property line extending ten feet (10') beyond the colony in each direction, forcing a flight pattern elevation of at least six feet (6') above grade.
- F. Water: A water source shall be provided on the property and no nearer than twenty feet to the hive to avoid bees congregating on nearby properties in a search for water.
- G. General Maintenance: Maintenance shall be such that no bee comb or other materials are left upon the grounds of the apiary site. Upon removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.
- H. Queens: All colonies shall be maintained with marked queens. The colony shall be promptly re-queened if it exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or swarming. Regardless of colony behavior, each colony shall be re-queened on a yearly basis. Queens shall be selected from European stock bred for gentleness and non-swarmling characteristics.
- I. Colony Densities: It shall be unlawful to keep more than the numbers of colonies allowed by section 13.76.240 of this code on any tract, lot or parcel of land within the City of Holladay.
- J. Utah State Beekeeping Inspection Act: Each Utah apiary shall meet all requirements and inspection schedules deemed necessary by the Utah Department of Agriculture and Consumer Services.
- K. Identification: The beekeeper shall conspicuously post a sign setting forth the name and phone number or other identifying marks, such as a registration number, of the responsible beekeeper.
- L. Non-compliance: Upon receipt of information that any colony situated within the city is not being kept in compliance with the conditions set forth by this section, the Community Development Director shall cause an investigation to be conducted.
- a. If the City finds that grounds exist to believe that one or more violations have occurred he shall send written notice to the beekeeper and set a hearing before the city's hearing officer as set forth in Title 7 of this code.
- b. If the hearing officer finds that the colony or colonies have been kept in violation of this section, he may order that the bees be destroyed or removed from the city, within twenty (20) days of that decision and that bees not thereafter be kept upon the lot, parcel or tract for a period of two (2) years.

c. The provisions of this subsection shall not be construed to require the conduct of a hearing for the destruction of (1) any bee colony not residing in a hive structure intended for beekeeping, or (2) any swarm of bees, or (3) any colony residing in a standard or man-made hive which by virtue of its condition, has obviously been abandoned by the beekeeper.



**CITY OF HOLLADAY  
Planning Commission**

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Staff Report

March 18, 2014

Item 2

Project Name: **Oakwood Villa Estates PUD - Amended**
Request: **Amended Plat – Two-Lot consolidation**
Nature of Discussion: **Public Hearing and Discussion with Potential Approval**
Notice: **Notices were mailed on March 7, 2014**
Planner: **Rick Whiting**

Executive Summary

Project No. **04-1-11-02**
Address: **3939 S Woodline Dr.**
Applicant: **Susan Pratts, Owner; Nick Mingo, Agent**
Application Date: **February 25, 2014**
Zone: **R-1-15**
Total Area: **.57 acre (both lots)**
Applicable Ordinances: **Chapter 12 – Subdivisions;
Chapter 13.14 – Single Family Residential Zones;
Chapter 13.10.080.C - Approval Standards**

Background

The applicant, Susan Pratts, proposes to combine two existing lots in order to construct a swimming pool at 3939 S Woodline Dr. on .57 acres. The two lots are presently part of the Oakwood Village Estates Subdivision. This property is in the R-1-15 zone. (Please see attached plans, maps and photos.)

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Amended Plat approval.

Technical Review Committee (TRC) Comments

- *Conceptual Plan* - A conceptual plan is attached.
- *Density and Lot Area* – The proposed amendment would reduce one lot from the subdivision with a super-conforming lot remaining.

- *Geotechnical Considerations* – The proposed subdivision is located in a fault hazard study area, however, this consideration only applies to “living structures” – not swimming pools.
- *Utility Easement* – A 20 foot utility service easement will need to be vacated by the proposed amendment.

Staff Recommendations

Staff recommends that the Planning Commission approve this application for Amended Plat for the Oakwood Villa Estates PUD at 3939 S Woodline Dr. in an R-1-15 zone, based on the following findings and subject to following requirement:

Findings:

- A. The proposed amendment meets the requirements for amending a residential subdivision; and
- B. The proposed amendment has been reviewed by the TRC and meets City requirements for Amended Plat.

Requirement:

1. A 20 foot utility service easement must be vacated prior to recordation of the proposed amendment.

13.10.080: APPROVAL STANDARDS:

C. Approval Of Vacation, Alteration, Or *Amendment Of Plat Without A Public Street*:

1. The planning commission may approve the vacation, alteration, or amendment of a plat by signing an amended plat showing the vacation, alteration, or amendment if the planning commission finds that:

a. There is good cause for the vacation, alteration, or amendment; and

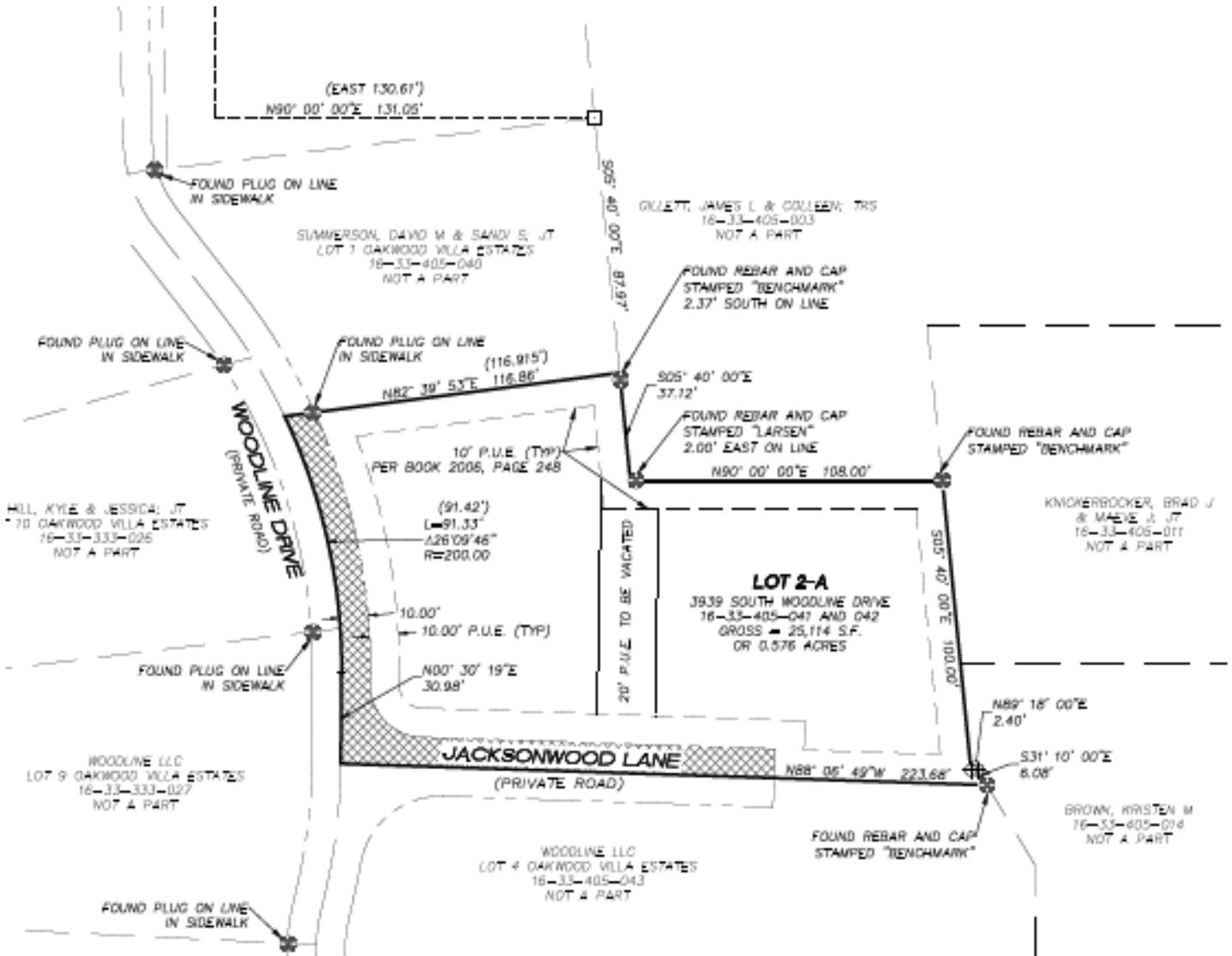
b. No public street, right of way, or public access easement has been vacated or altered.

2. The city shall ensure that the amended plat showing the vacation, alteration, or amendment is recorded in the office of the Salt Lake County recorder.

**Proposed Location
Oakwood Villa Estates PUD
3939 S Woodline Dr.**



**Site Location Map
Proposed
Amended Subdivision
R-1-15 Zone**





CITY OF HOLLADAY
Planning Commission

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Staff Report  
March 18, 2014  
Item 3

*Project Name:*           **Beautiful Mind Tutoring**

*Application Type:*      **Home Occupation with Customers**

*Nature of Discussion:* **Public hearing, discussion and possible decision**

*Planner:*                 **Rick Whiting**

*Applicant:*              **Michelle Chisholm**

**BACKGROUND**

Attached to this staff report is a letter from the applicant briefly explaining her request for a conditional use permit for tutoring at her home on Capricorn Way.

**Applicable Standards:**

*13.76.730: HOME OCCUPATION:*

- A. *The business activity must be conducted entirely within a dwelling and carried on by persons residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the dwelling or property for residential purposes.*
- B. *There is no display nor stock in trade, "stock in trade" being an item offered for sale which was not produced on the premises.*
- C. *The business shall not include the sale of commodities except those produced on the premises.*
  - . Original or reproductions of works of art designed or created by the artist operating a home occupation may be stored on the premises. "Reproduction of works of art" include such items as printed reproductions, castings, and sound recordings.*
  - . Commodities produced on the premises may be sold on the premises if the planning commission grants a conditional use permit for customers coming to the home.*
- D. *The home occupation shall not involve the use of an accessory building or yard space or activity outside the main building.*
- E. *The community development director shall determine whether additional parking, in addition to the requirements of chapter 13.80 of this title is required for a home occupation and shall also determine the number and location of such additional parking spaces. (Ord. 2012-15, 9-20-2012)*

**RECOMMENDATION:**

Staff recommends that the Planning Commission hold the required public hearing, evaluate comments from the neighbors and set any conditions the Commissioners agree are needed, then approve the Conditional Use Permit for a Home Occupation with Customers for Tutoring at 2532 E Capricorn Way in an R-1-8 Zone.

*Suggested Findings:*

- A. The use is allowed by the zone in which the property is located.
- B. The use is compatible with the character of the neighborhood and provides a much needed service to the wider community.
- C. Vehicular access to the site will not materially degrade the existing level of service of the abutting streets and the required off-street parking is provided by the use.

*Suggested Conditions of Approval:*

- 1. Only one student will be allowed at the residence at any given time;
- 2. Hours of operation will be Monday through Friday, 8:00 AM to 3:00PM;
- 3. No on street parking will be allowed. Patrons of the service will be required to park in the driveway at the home; and
- 4. No outside employees will be allowed.

**February 20, 2014**

**To Whom It May Concern:**

**I would like to apply for a conditional use permit for my home business. I will be tutoring students out of my home at 2532 E. Capricorn Way. I will only be teaching one student at any given time. I will be tutoring during the day from 8am-3pm, Monday-Friday. I would like to limit my business to only six students at any given time. Each of these students will come to my home twice a week, for an hour each time. As for parking, the parents are welcome to park in my driveway. I have an area that could sufficiently hold two cars at any given time.**

**Thank you for your consideration,**

*Michele Chisholm*

**Michele Chisholm**



**Proposed Location  
A Beautiful Mind Tutoring  
2532 E Capricorn Way**



**Site Location Map  
Proposed  
Home Occupation with Customers - Tutoring  
R-1-8 Zone**



**CITY OF HOLLADAY  
Planning Commission**

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**Staff Report
March 18, 2014
Item 4**

Project Name: **Henry Tran Property Rezone**

Application Type: **Rezone**

Nature of Discussion: **Public Hearing & Discussion with Possible Recommendation**

Notice: **Mailed 03-07-14**

Planner: **Rick Whiting**

EXECUTIVE SUMMARY

Request: **Rezone from R-1-10 (Single Family Residential – 10,000 Sq. Ft. Minimum Lot Size) to R-1-8 (Single Family Residential – 8,000 Sq. Ft. Minimum Lot Size)**

Project No. **13-4-13**

Address: **2417 E 4430 South**

Applicant: **Henry Tran**

Property Area: **.38 Acres**

General Plan: **Low Density Residential (LDR) – 4 dwelling units per acre with “Transitional Residential Zone Overlay”**

Nearby Zoning: **R-1-8, R-2-10, C-2**

BACKGROUND:

Upon contingent rezoning of the subject property to R-1-8, Mr. Tran proposes to make a lot line adjustment and then build a single family detached home in addition to the existing home. (Please see attached maps, charts and photos.)

Staff has received no comments from the neighboring property owners about this request to date.

A Neighborhood Meetings was held on March 5, 2014. Two attendees indicated a mixture of support and opposition for the petition.

ZONING ANALYSIS:

Review of the current zoning map reveals that the subject and nearby properties along 4500 South are in a Transitional Residential zoning overlay area.

Visual analysis of lot sizes in the area surrounding the subject property reveals that most properties in the area are comparable in lot size. Directly across 4500 South are multi-family condominium units and one half block to the west – eight of nine lots contain less than 8,000 sq. ft. Properties to the rear (North) match current zoning of approximately one-quarter acre.

The Transitional Residential overlay, while focused on increasing density via multi-family development also seems potentially favorable to infill with smaller lots where appropriate.

These observations support the notion that the proposed rezone may be appropriate.

APPLICABLE ORDINANCES

Chapter 13 – 13.05.110: POWERS AND DUTIES
13.06.020: ZONING MAPS
13.14: SINGLE-FAMILY RESIDENTIAL ZONES
13.90.060: CONDITIONS TO ZONING MAP AMENDMENT
13.90.070: GENERAL PLAN AMENDMENT; PROCEDURE
13.90.072: HEARING; NOTICE
City of Holladay – GENERAL PLAN, Pages 5 to 48

GENERAL PLAN REVIEW

General Plan Considerations - (Selected Excerpts - City of Holladay – General Plan - pages 5 to 48)

The General Plan designates the subject property as “LDR - Low Density Residential with four dwelling units per acre maximum.” However, this property also lies within a Transitional Residential overlay zone that contemplates increases in density, albeit for multi-family uses. (City of Holladay – General Plan, page 10)

- ***“Over time, the city’s vision may change. If the vision of The City of Holladay changes, the General Plan and the zoning plan should change to reflect the city’s new vision.” (City of Holladay – General Plan, page 5)***

- ***“The vision for The City of Holladay is to promote a community composed of unique neighborhoods that are in harmony with the environment, history, and culture of the area, and where residents can enjoy the city’s natural amenities and open space. This will allow for the preservation of the city’s heritage and for responsible growth of both residential and commercial land uses including the development of a Village, while showing sensitivity to private property rights.” (City of Holladay - General Plan, page 8)***

- ***“Specific property issues, including physical characteristics of the site, will be studied on a case-by case basis, especially when the Planning Commission and City Council are requested to zone, rezone, and/or grant [a building permit] for specific parcels.” (City of Holladay - General Plan, page 9)***
- ***“The transition of the General Plan to zoning should have a direct correlation. However, exceptions may be made based on extenuating circumstances”. . . . “Zoning enforces the plan but still incorporates the vision of the community.” (City of Holladay - General Plan, page 48)***

TRC OBSERVATIONS

- ***Road Configuration and Traffic*** – 4430 South is a minor residential street. In close proximity, 4500 South is a principal arterial roadway. In either case, approval or denial of this petition and possible subsequent approval of a building permit - would make no significant impact on traffic in the neighborhood.
- ***Density*** – The current R-1-10 zoning allows four dwelling units per acre. The proposed R-1-8 zone would allow up to five dwelling units per acre.
- ***Access*** - This property is primarily accessed indirectly from 4500 South.
- ***Residential Proximity*** – The subject property is in a residential neighborhood. (See attached maps and photos.)
- ***Health and Safety*** – If the rezone is approved, it would have minimal negative impact on the health, safety or welfare of the community.
- ***Fire Protection and Access*** – There would be no negative land use factors relative to fire protection. Planning Staff and the Unified Fire Authority would assess the adequacy of access and fire protection in conjunction with the Building Permit process - as appropriate.
- ***Other Site Issues*** - Site design features such as curb and gutter; storm drainage and water retention; landscaping and trees, ect. – would be reviewed and approved during the Building Permit process at a future time as appropriate.

SUGGESTED CONSIDERATIONS FOR PLANNING COMMISSION EVALUATION

Does the proposed request meet all of the requirements for a zone change?

- A. Does this request comply with the intended direction of the City’s General Plan for this area?

(Staff Note: Yes, this application fits within the concept of the land use designation under the General Plan designation, LDR- (Low Density Residential.) Further, it lies within the Transitional

Residential overlay zone. This indicates that the General Plan anticipates an increase in residential density, albeit multi-family. This rezone would potentially enable the addition of a single family residence.

- B. Will there be a significant negative impact on the neighborhood if this zone change request is approved? Is such an impact definable, measurable and real?
(Staff Note: No significant impact is anticipated. One additional 8,000 square foot lot would not negatively impact the community.)
- C. How would approval of this request harm property, life and safety?
(Staff Note: No significant impact is anticipated.)
- D. Would land use patterns, i.e. single family, multi-family, commercial, etc; actually change in the general vicinity if the zone change were allowed?
(Staff Note: None would be expected. The single family use would be in harmony with the General Plan as mentioned and with the overall land use in the vicinity.)
- E. What would be the net result of new development if this request were approved?
(Staff Note: One new single family home could be built.)
- F. Is the request within the character of the neighborhood?
(Staff Note: Yes. This is a single family residential neighborhood.)

RECOMMENDATIONS:

Staff recommends that the Planning Commission conduct a Public Hearing regarding this matter, discuss its merits and recommend adoption by the City Council of the proposed rezone of the .38 acre property at 2417 E 4430 South from R-1-10 to R-1-8 - based on the following.

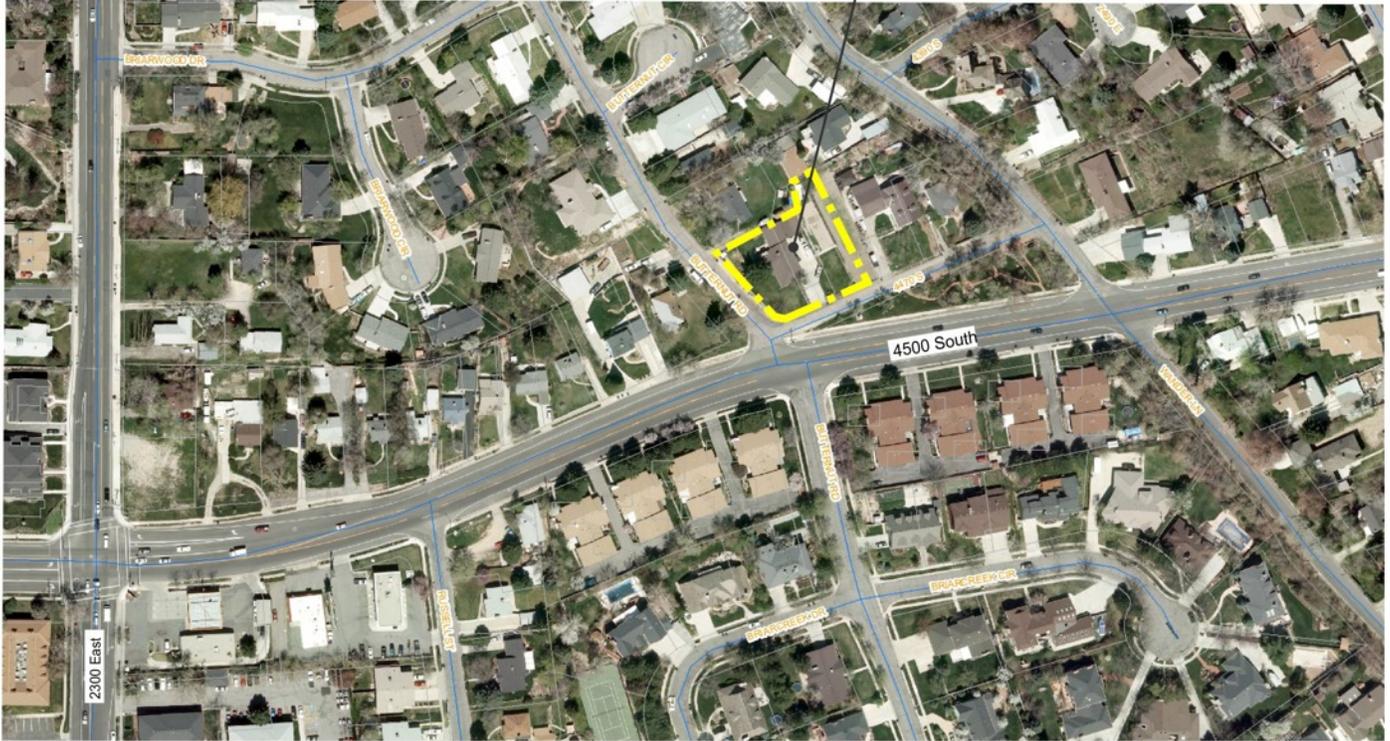
Findings:

1. Uses along this street are typically similar or smaller sized single family residential. The proposed zone will fit the established development patterns on the street; and
2. The requested zone change is within the parameters of the General Plan.

Suggested Limitations on Density:

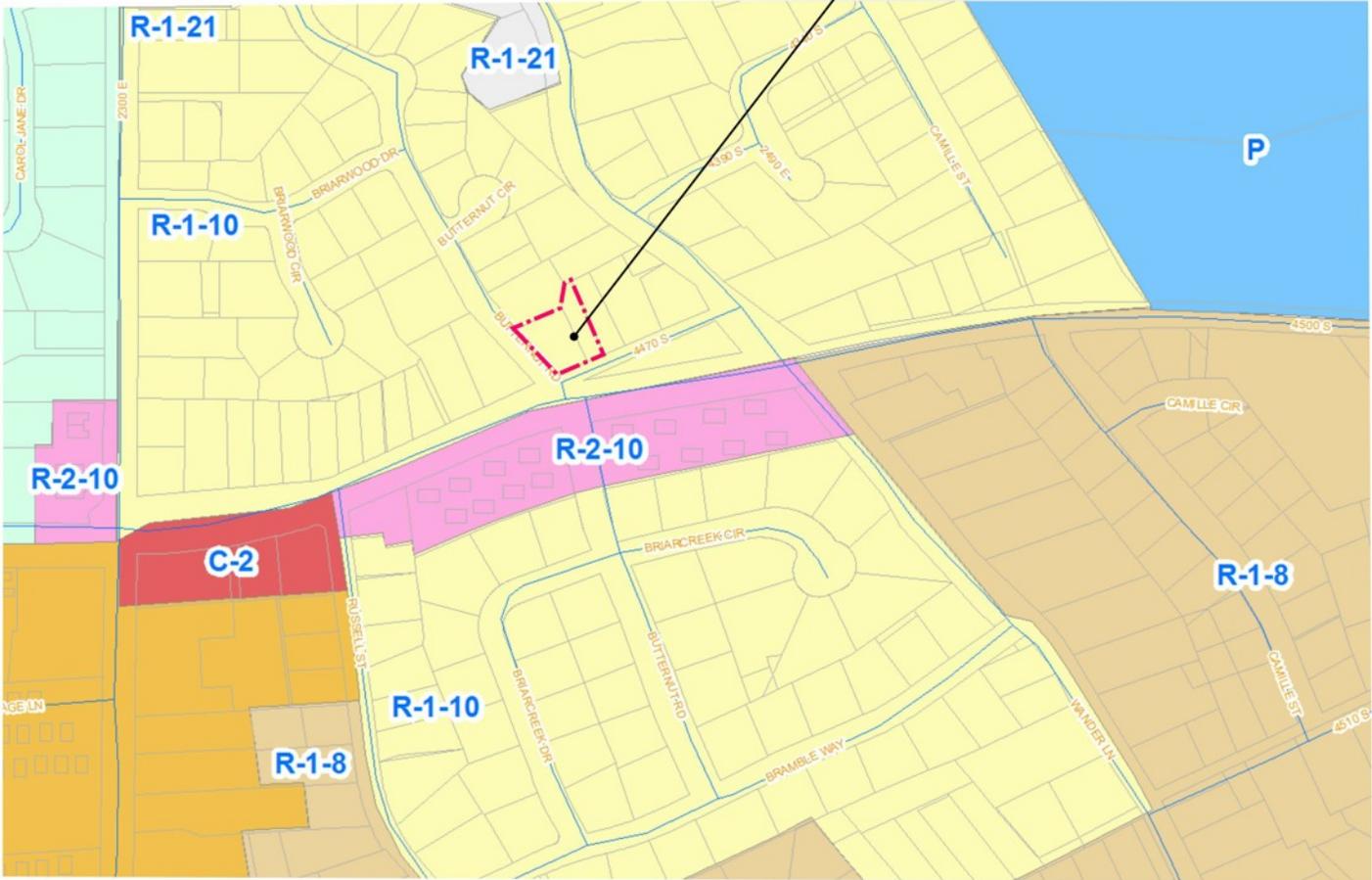
1. No additional reductions in density should be allowed on this property.

**Proposed Location
Tran Property
2417 E 4430 South**



**Site Location Map
Proposed
Rezone - R-1-10 to R-1-8 Zone**

Subject Property



Zoning Map

Proposed Tran Property Rezone





Project Name: **Grand Holladay Condominiums**

Application: **Conceptual Site Plan & Conceptual Condominium Subdivision**

Nature of Discussion: **Public Hearing & Discussion with Potential Approval**

Notice: **Notices Mailed on March 7, 2014 as required by law**

Planners: **Rick Whiting & Jon Teerlink**

EXECUTIVE SUMMARY

Request: **Conceptual Site Plan & Conceptual 11-Unit Condominium Subdivision**

Project No. **14-9-03**

Address: **4545 S 2300 East**

Applicant: **Myron Child, Developer & John Brundt, Architect**

Zone: **R-M**

Property Area: **.71 Acres**

General Plan: **Office/Residential**

Applicable Ordinances: **Chapter 13.08.80 - Development Review and Approval for - Site Plan
Chapter 13.10 – Subdivisions;
Chapter 13.32 – Multi Family Residential Zones;**

Background

This proposed project is located on 2300 East midblock between 4500 South and Phylden Dr. across from and north of City Hall. **See attached aerial photo.** The project would be configured as one long two-story building with a third story penthouse unit in the rear. Dwelling units range from 1,800 to 2,737 sq. ft. The entrance to the underground parking structure is from 2300 East. There is also an exercise room and storage space planned in the basement/parking garage. 23 parking stalls are provided in the underground parking structure plus five on site for a total of 28. (City Code, Chapter 13.80.040, requires 22 parking stalls.)

Basic Analysis:

- **Location.** This property is located across the street from and north of City Hall on 2300 East. Immediately to the north are commercial uses. To the south is the Challenger School and multi-family condominium units. Single family residential abuts this property on the east (Rear of the property.)
- **Land Use.** The proposed development is multi-family residential. The nature of the project is one that will have less impact on neighboring properties than if the development were more commercial in nature. The height of the building and overall scale of the development will have some impact on neighboring properties that are accustomed to single level development on this site. Subsurface parking will minimize paving, noise, urban heating.
- **Traffic.** 2300 East is a minor arterial roadway. Traffic impact from this project will be minimal.
- **Building Design.** The development includes two stories, plus a third story penthouse unit. The overall height of the buildings is at or below the maximum of 40 feet. Chapter 13.76.190, "Height Limitations, Exceptions," allows for up to eight feet above the maximum height for parapet walls, elevator shaft housings and certain architectural features. The roof is flat. The building meets graduated height requirements.

All units except one are either on the bottom or second floors. A large single penthouse unit is planned for the third floor at the rear of the lot due to east-west sloping. The condominium units will be accessed by elevators and stairs. Exterior design elements include: balconies, generous vertical and horizontal movement of the rooflines and walls, high quality exterior finishes, decorative lighting fixtures, and an attractive guest/service entry, etc. **See attached elevations.** The applicant will bring sample materials, color renderings and other details to the meeting. No Design Review Board action is required because the proposed project is no in the HV zone.

- **Density.** The proposed project equates to 7.8 dwelling units per acre. 16 dwelling units per acre are allowed in this zone.
- **Subdivision.** The conceptual subdivision is the dividing of the building into individually owned residences. **See attached conceptual plat.** A total of 11 units are proposed. The density is 15 dwelling units per acre. The R-M zone allows up to 16. This is comparable to other multi-family development in the vicinity. The project will be platted as condominiums. The project is intended to provide somewhat exclusive housing for the community.
- **Site Plan.** The site plan is presented for Conceptual review. Specific aspects of the site plan worth noting are:
 1. The existing fences/walls surrounding the property and the significant, existing trees both on the site and the perimeter, which, to some extent, may assist in buffering this development from single-family development to the east.

2. The landscaping and lighting plans are well developed and will need only minor refining for Preliminary approval.
3. A distinctive architectural design will compliment the nearby Holladay Village zone.

Technical Review Committee:

The Technical Review Committee (TRC) has reviewed this application and recommends approval of the project.

Recommendation:

Staff recommends approval of both the Conceptual Site Plan and Conceptual Condominium Subdivision (Two separate Public Hearings and motions.)

Staff suggests that the Planning Commission conduct a Public Hearing for Conceptual Site Plan, discuss its merits and approve the item for the Grand Holladay Condominium project located 4545 S 2300 East in an R-M Zone based on the findings and with the requirements that follow.

Staff also suggests that the Planning Commission conduct a second Public Hearing for Conceptual Condominium Subdivision, discuss its merits and approve the item for the Grand Holladay Condominium project located 4545 S 2300 East in an R-M Zone based on the following findings and with the following requirements.

Findings:

- A. The proposed project meets the requirements for development in an R-M zone, i.e. area, density, access, slope, public safety, etc;
- B. This project complies with the provisions of the City's General Plan for this area;
- C. This application is consistent with land use patterns in the general vicinity;
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Site Plan and Conceptual Condominium Subdivision;
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters;
- G. Topographical and geotechnical constraints can reasonably be mitigated and/or accommodated through site design.

Suggested Requirements:

1. Site related details including grading, storm drainage, landscaping and lighting should be developed for Preliminary Site Plan review; and
2. Any remaining design items required by the TRC should be developed for Preliminary Site Plan review.

**Proposed Location
Grand Holladay Condominiums
4545 S 2300 East**



DRAFT

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, February 19, 2014

6:30 p.m.

**Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

City Staff:

Chris Jensen, Chair
Spence Bowthorpe, Vice Chair
Lori Khodadad
Les Chatelain
John Garver
Matt Snow

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner
Jonathon Teerlink, City Planner
Clarence Kemp, City Engineer

PRE-MEETING/WORK SESSION

Chair Jensen called the meeting to order at 6:33 p.m.

The agenda items were reviewed and discussed.

City Planner, Jonathon Teerlink, detailed the Murano Subdivision stream setback exception and stated that lots 1 and 2 previously had a 55-foot setback granted to which City ~~Engineer~~, Clarence Kemp, has requested be continued. The Lot 3 setback measures 55 feet, with Lots 4 and 5 having a 50-foot average. Mr. Teerlink discussed the FEMA floodplain. The request was inclusive to Lots 1 through 5.

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Community Development Director, Paul Allred, reported that citizen comments included concern regarding the precedent this stream exception would set. Additional approval conditions were discussed.

Mr. Kemp gave a brief summary of the stream exception, as presented in the staff report. Best management practices were included in the recommendations.

Next discussed was the Thompson Day Care.

City Planner, Rick Whiting, detailed the Sycamore Gardens subdivision and stated that the applicant wishes to create two lots on the north end of the property.

1 With regard to the Dreyfous Farms proposed subdivision, Mr. Allred stated the applicant, Jim
2 Dreyfous, wishes to divide this 15.75 acre parcel into three lots. Two new building lots would be
3 created.

4
5 Mr. Allred next reported that the Holladay Condominiums is a good, low impact project on
6 abutting properties.

7
8 (19:04:24) *Commissioner Khodadad moved to close the Work Meeting and move to the Council*
9 *Chambers for the Regular Meeting. Commissioner Snow seconded the motion. The motion*
10 *passed with the unanimous consent of the Commission.*

11
12 **CONVENE REGULAR MEETING**

13 Chair Jensen called the Regular Meeting to order at 7:08 pm.

14
15 **ACTION ITEMS**

16 **I. Murano Subdivision – 4775 S Holladay Blvd. – Stream Setback Exception – Staff:**
17 **Jonathan Teerlink, City Planner & Clarence Kemp, City Engineer.**

18 (19:09:55) Mr. Teerlink presented the Ivory Homes, Murano Subdivision located at 4775 South
19 Holladay Boulevard as detailed in the staff report and stated that City Engineer, Clarence Kemp,
20 has reviewed the application and made recommendations based on the five lots as requested.
21 Two of the five lots have a history with a previous stream exception granted several years ago.
22 Mr. Kemp requested that approval be continued.

23
24 Nick Mingo was present representing Ivory Development and gave his address as 978 East Wood
25 Oak Lane. He stated that a second neighborhood meeting was held to clarify citizen concerns.
26 The developer was not proposing to touch the stream and there are no wetlands on the site within
27 the buildable areas. Salt Lake County Flood Control has no reason to want a permit on this project
28 based on the presented plans. Similarly, the Utah Division of Water Rights is not requiring a
29 permit. There are no FEMA flood plains on the property and the homes will be significantly
30 above the creek height. Limits of disturbance regarding demolition were discussed.

31
32 (19:20:00) Chair Jensen opened the public hearing.

33
34 Katherine Carson gave her address as 4777 South 2555 East and raised concern as to the setback
35 requirement. Mr. Teerlink clarified the difference between a setback and a stream exception and
36 stated that a buffer is being determined between the water's edge and the proposed development.

37
38 Michael Sivack gave his address as 4793 and 4797 South Holladay Boulevard and stated that
39 exceptions seem to be the exception. It was his opinion that this project should be scrapped and
40 purchased back from Ivory Homes and the construction of a park takes its place.

41
42 Karen Cannon gave her address as 4785 South Holladay Boulevard and stated that she currently
43 resides in the home on one of the proposed lots and was agreeable to the project and having a
44 paved road constructed.

1 (19:31:10) Mr. Kemp confirmed that the water in Spring Creek is owned by the Holladay Water
2 Company and is used for irrigation during the summer months and crosses Holladay Boulevard
3 through a series of ditches out to the west.

4
5 Wendy Ziegler gave her address as 2557 East Valley View Avenue and stated that the property
6 ownership goes to the center of the stream and asked that a regular monitoring of the construction
7 site is conducted ensuring the requirements.

8
9 (19:35:35) There were no public comments. The public hearing was closed.

10
11 Commissioner Bowthorpe was of the understanding that if a limitation was placed, as indicated in
12 Mr. Kemp's report, it appears demolition would exceed the setback. Mr. Mingo confirmed that
13 the demolition of Lot 5 will exceed the average due to the already existing structure and would be
14 the only time the setback would not be met.

15
16 (19:40:00) Commissioner Garver joined the meeting.

17
18 Commissioner Bowthorpe recommended that depending on what is proposed, the developers
19 dimensions be used on Lot 5, which are more restrictive than Mr. Kemp's study. Chair Jensen
20 suggested the applicant submit some type of drawing to show the removal and repair of the
21 property as a part of the submittal process for Lot 5, and agreed with the weekly review by staff to
22 review construction best practices.

23
24 Mr. Kemp clarified that it is never his intention to grant more than what was requested. He
25 encouraged the Commission to acknowledge an exception for the demolition of pre-existing
26 structures under the supervision of staff.

27
28 (19:53:09) *Commissioner Chatelain moved to approve the stream exception for the Murano*
29 *Subdivision in accordance with Mr. Kemp's letter included in the staff report, with the addition*
30 *that an additional exception can be made for demolition of existing structures. Sites would be*
31 *reviewed by staff as appropriate, on at least a weekly basis, ensuring protection of the stream*
32 *and setbacks are maintained. Property should be appropriately landscaped to prevent damage*
33 *to the stream. Commissioner Bowthorpe seconded the motion. Vote on motion: Les*
34 *Chatelain-Aye, Lori Khodadad-Aye, John Garver-Abstain, Matt Snow-Aye, Spence*
35 *Bowthorpe-Aye, Chair Jensen-Aye. The motion passed unanimously with one abstention.*

36
37 **2. Thompson Day Care – 2550 East Venus Circle – Conditional Use Permit – Home**
38 **Occupation with Customers – Day Care – R-1-8 Zone - Staff: Rick Whiting, City**
39 **Planner.**

40 (19:25:54) Mr. Whiting presented the Thompson Day Care located at 2550 East Venus Circle as
41 detailed in the staff report and stated that the use would be limited to weekdays and would not
42 unnecessarily impose on neighbors. This area of business is highly regulated by the State of Utah
43 and is under business licensing requirements and supervision. Staff recommended approval of the
44 conditional use.

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1 Alma Jean Thompson, the applicant, stated she will be the only employee and is allowed up to
2 eight children.

3
4 Chair Jensen opened the public hearing. There were no comments. The public hearing was
5 closed.

6
7 (20:01:13) *Commissioner Snow moved to approve the Thompson Day Care conditional use*
8 *located at 2550 East Venus Circle in the R-1-10 zone subject to the following:*

9
10 **Findings:**

- 11
12 1. *The use is allowed by the zone in which the property is located.*
- 13
14 2. *The use is compatible with the character of the neighborhood and provides a*
15 *much needed service to the wider community.*
- 16
17 3. *Vehicular access to the site will not materially degrade the existing level of*
18 *service of the abutting streets and the required off-street parking is provided by*
19 *the use.*
- 20
21 4. *Hours of operation of the proposed conditional use are in keeping with the hours*
22 *of 6 a.m. to 7 p.m. and will not unreasonably impair the use and enjoyment of*
23 *abutting and adjacent properties.*

24
25 **Conditions:**

- 26
27 1. *If the applicant desires to increase the number of children at the daycare,*
28 *approval by the Planning Commission, Building Official and UFA Fire Safety*
29 *Official must be requested.*
- 30
31 2. *The daycare shall not be open for business on weekends.*
- 32
33 3. *Ms. Thompson shall maintain an active Holladay City Business License and all*
34 *State licensing required for this use.*
- 35
36 4. *The structure shall meet all applicable building and fire safety regulations.*

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37
38 *Commissioner Bowthorpe seconded the motion. Vote on the motion: Les Chatelain–Aye, Lori*
39 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*
40 *Aye. The motion passed unanimously.*

- 41
42 3. Sycamore Gardens - 3-Lot Subdivision – 4724 Sycamore Lane – Conceptual Plan &
43 Preliminary Plat – R-1-10 – Staff: Rick Whiting, City Planner. **Item postponed.**

44 The above item was continued.

1 **4. Dreyfous Farms Subdivision - 3-Lot Subdivision – 5950 S 2300 East - Conceptual**
2 **Plan – R-1-87 Zone – Staff: Rick Whiting, City Planner.**

3 (20:05:22) Mr. Whiting presented the staff report and stated that eventually two single-family
4 homes can be located on each of the newly created lots and accessed from Pheasant Way only.
5 This was previously approved by the Planning Commission in 2008 as a PUD, but never recorded
6 and has since expired. There has been some opposition from the neighbors. A full UFA approved
7 20-foot wide access will be provided with appropriate turnaround and fire hydrant placement that
8 will be determined at the time of building permit issuance. Staff recommended approval, finding
9 that it meets the City Code.

10
11 Margaret Dreyfous, the applicant’s mother, gave her address as 5950 South 2300 East and stated
12 that they own the driveway leading to the property.

13
14 Chair Jensen opened the public hearing.

15
16 A letter from Maughn and Margene Peterson was read by Mr. Jensen expressing their opposition
17 to the project.

18
19 There were no further comments. The public hearing was closed.

20
21 Mr. Whiting confirmed that the first lot setback will measure approximately 30 to 40 feet. Further
22 setback details were discussed.

23
24 (20:17:35) *Commissioner Khodadad moved to approve the Dreyfous Farms two-lot subdivision*
25 *conceptual plan in an R-1-87 zone located at 5950 South 2300 East subject to the following:*

26
27 ***Findings:***

- 28
29 ***A. The proposed project meets the requirements for a residential subdivision in an***
30 ***R-1-87 zone, i.e. area, density, access, slope, public safety, etc.***
31
32 ***B. This application is consistent with the land use patterns in the general vicinity.***
33
34 ***C. The UFA has initially approved emergency access as proposed. Fire hydrant***
35 ***capacity and placement will be addressed in the Preliminary Plat review and***
36 ***approval process.***
37
38 ***D. The proposed project has been reviewed by the TRC and meets City requirements***
39 ***for Conceptual Plan.***
40
41 ***E. This project is in compliance with the provisions of the General Plan.***
42

1 **Requirements:**
2

- 3 1. *A Preliminary Plat and any other requirements for the subdivision shall be*
4 *submitted to the Technical Review Committee (TRC) for review and*
5 *recommendation to the Planning Commission;*
6
7 2. *The applicant shall place a plat note restriction on the Final Plat that prohibits*
8 *any future public access through the project from Pheasant Way to Fardown or*
9 *2300 East Street; and*
10
11 3. *Any request for additional subdivision of lots in the future will be subject to the*
12 *formal subdivision process.*
13

14 *Commissioner Bowthorpe seconded the motion. Vote on the motion: Les Chatelain–Aye, Lori*
15 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*
16 *Aye. The motion passed unanimously.*
17

18 The Commission took a short break.
19

20 5. **Holladay Condominiums – Fifteen Dwelling Units – 2350 East Murray-Holladay**
21 **Road - Conceptual Site Plan and Condominium Subdivision Plan – HV Zone – Staff:**
22 **Paul Allred, Community Development Director; and Rick Whiting, City Planner.**

23 (20:23:33) Mr. Allred presented the staff report and stated that conceptual layout of the units, as
24 well as conceptual site plan, are being proposed simultaneously. The Design Review Board
25 recommended approval. Mr. Teerlink stated that the DRB spoke highly of the project because it
26 was presented clearly by the applicant. They conducted the necessary research and met all of the
27 standards of the design elements required by the Holladay Village zone. The DRB made a strong
28 recommendation for approval of the design elements.
29

30 Mr. Allred confirmed that the Holladay Village zone allows for zero landscaping, with an
31 exception in this case as it is adjacent to a residential property requiring a buffer. Several issues
32 needing resolution were detailed. The interpretation of the setback was discussed as well as
33 buffering.
34

35 City Attorney, Craig Hall, asked the Commission to consider a motion as to whether or not they
36 agree with the Community Development Director's interpretation and application of the present
37 ordinance regarding the setbacks. There was no appeal presently from a conceptual plan or a
38 condominium plat preliminary approval. There may only be an appeal of a final decision. It
39 would be somewhat disingenuous, not only to the property owner and the applicant, but also to the
40 adjacent neighbor to not consider the preliminary motion. The first consideration was whether or
41 not the interpretation is correct. Items two and three can be considered. This also gives the
42 adjacent neighbor the opportunity, if they desire, to appeal the first motion.
43

44 (20:44:39) Ken Bell, the applicant, stated that the Holladay Condominiums have been in the works
45 for some time and was excited to be a part of the Holladay Village.

1
2 Jerry Robinson, the Project Architect, gave his address as 6242 South 1250 East and presented the
3 details of the proposed condominium project. All buffering requirements have been met and
4 landscaping was discussed. He stated that this development is being interpreted as a new extension
5 of the village and they are very sensitive not only to the letter of the ordinance, but the spirit of the
6 project. Windows and height restrictions were detailed.

7
8 (21:02:23) Chair Jensen opened the public hearing.

9
10 Debbie Pattilos gave her address as 2415 Kentucky Avenue expressed concern with the proposed
11 project setbacks to her abutting property. It was her belief that the project infringes on the 20-foot
12 setback requirement and she urged the Commission to ensure the privacy of her home and require
13 the project have the proper setbacks.

14
15 There were no further public comments. The public hearing was closed.

16
17 Mr. Allred clarified the buffering requirements and the unique situation of three different property
18 lines in two different zones with wildly varying standards all coming into play at the same time.

19
20 Mr. Teerlink stated that there are two scenarios with this proposal where first, the HV ordinance
21 grants a right to the applicant to a zero setback to property lines that are commercial, where the
22 second enables the protection of residential property. Setback requirements were detailed.

23
24 Chair Jensen clarified that there are 15 proposed condominium units with an additional office for a
25 total of 16 units. The definition of “adjacent” specified ‘close proximity’ and raised a question as
26 to its interpretation. He encouraged the Commission to review the language prior to making a
27 decision.

28
29 (21:25:15) *Commissioner Chatelain moved that the Community Development Director has*
30 *made a decision that the residential buffering requirement as set forth in the R-1-10 and*
31 *Holladay Village zones have been satisfied by the conceptual plan submitted. This decision was*
32 *questioned by an adjacent property owner. The adjacent property owner is entitled to have the*
33 *Commission review that decision. After reviewing the applicable ordinances and applicable*
34 *provisions it was determined that the decision of the Community Development Director in*
35 *determining that the conceptual approval for Holladay Condominiums is in compliance with*
36 *the applicable setback requirements set forth in both the R-1-10 and HV zones. This motion is*
37 *not intended to give conceptual approval for the development. Commissioner Bowthorpe*
38 *seconded the motion. Vote on the motion: Les Chatelain–Aye, Lori Khodadad–Aye, John*
39 *Garver–Nay, Matt Snow–Nay, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed*
40 *4-to-2.*

41
42 (21:28:34) *Commissioner Khodadad moved to approve the conceptual site plan for the Holladay*
43 *Condominiums 16 dwelling units at 2350 East Murray-Holladay Road. Commissioner*
44 *Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye,*

1 *John Garver–Nay, Matt Snow–Nay, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion*
2 *passed 4-to-2.*

3
4 Mr. Allred next presented the Holladay Condominium subdivision plan and stated that the use is
5 not only allowed, but encouraged. It is a mixed use and the developer plans to sell all of the units.
6 Eventually, there will have to be an ownership plat that overlays the property in addition to the site
7 plan review.

8
9 Chair Jensen opened the public hearing. There were no comments. The public hearing was
10 closed.

11
12 (21:32:49) *Commissioner Bowthorpe moved to approve the Holladay Condominiums conceptual*
13 *subdivision plan located at 2350 East Murray-Holladay Road, as submitted. Commissioner*
14 *Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye,*
15 *John Garver–Nay, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion*
16 *passed unanimously.*

17
18 Mr. Hall confirmed that the adjacent property owner only has 10 days to file an appeal with the
19 Appeal Board.

20
21 **DISCUSSION ITEMS**

22 **6. Woodley Place Subdivision – 4245 South 2300 East - Final Plat – Staff: Rick Whiting,**
23 **City Planner.**

24 (21:37:10) Mr. Whiting presented the staff report and stated that the Planning Commission
25 requested the item return for final approval. The applicant has continued to refine the plat and
26 provide the appropriate documentation. There remain unfinished items that staff recommended be
27 in place prior to recordation. Mr. Whiting suggested that if the Commission is comfortable
28 enough to make final recommendations, staff will ensure that all necessary documents are in place
29 before recordation takes place.

30
31 Rod Pulley, identified himself as the President of the Shady Tree Homeowners Association and
32 gave his address as 4130 South 2300 East. He expressed support for the project. He confirmed
33 that there is not an easement agreement to access the sewer located on their property and an
34 element needed by the HOA would be the ability to retain counsel prior to final approval in order
35 to benefit from advice and enable the project to move forward. Mr. Pulley asked that the
36 Commission either continue the hearing until an agreement can be made, or the applicant verbally
37 convey that the developer approves the request made 20 days prior.

38
39 The applicant, Skyler Tolbert, gave his address as 978 East Wood Oak Lane and concurred with
40 Mr. Pulley’s statement regarding an easement agreement not having yet been made. He confirmed
41 that the developer agrees to what the Shady Tree HOA has requested, although it has not been
42 agreed to in writing. Staff agreed that if approved, final details will be resolved prior to
43 recordation.
44

1 Chair Jensen was of the opinion that an agreement be made between Ivory Homes and the Shady
2 Tree HOA prior to final approval. Commissioner Garver concurred.

3
4 (21:55:27) *Commissioner Bowthorpe moved to approve the final plat for the Woodley Place*
5 *Subdivision located at 4162 South 2300 East subject to the following:*

6
7 **Findings:**

- 8
9 **A. *The proposed project meets the requirements for a residential subdivision in an***
10 ***R-2-10 zone, i.e. area, density, access, slope, public safety, etc.***
11
12 **B. *This project complies with the provisions of the City's General Plan for this area.***
13
14 **C. *This application is consistent with land use patterns in the general vicinity.***
15
16 **D. *The UFA has approved emergency access as proposed. Fire hydrant capacity and***
17 ***placement may be further addressed in the Building Permit approval processes,***
18 ***as appropriate.***
19
20 **E. *The proposed project has been reviewed by the TRC and meets City requirements***
21 ***for Final Plat.***
22
23 **F. *Utility providers can serve the property and have (or are expected to) provide***
24 ***appropriate service availability letters.***
25
26 **G. *This use represents an attractive alternative to the present use on this site.***
27

28 **Requirements:**

- 29
30 **1. *Any remaining issues with regard to the Preliminary or Final Plat must be***
31 ***resolved per requirements of the TRC.***
32
33 **2. *The City Engineer must approve a storm drainage and water retention plan prior***
34 ***to recordation of the Final Plat.***
35
36 **3. *The City Engineer must approve road design and construction details.***
37
38 **4. *The City Engineer will determine appropriate financial requirements for***
39 ***improvements and/or bonding. This must be accommodated and all fees paid.***
40
41 **5. *A Right-of-Way Easement and Road Maintenance Agreement for the 10***
42 ***proposed lots must be recorded with the final plat. It must detail provisions and***
43 ***responsibility for access, maintenance, snow removal, etc.***
44
45 **6. *A road dedication on 2300 East will be required.***

1
2 7. *Relocation of curb, gutter and sidewalk will be required to accommodate the 40*
3 *foot half width road dedication.*

4
5 8. *Documentation of consummation of an agreement with the abutting*
6 *homeowners' association regarding utility easements must be received or ~~the~~*
7 *~~developer must resolve sewer and utilities access~~ in another acceptable way.*

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8
9 *Commissioner Chatelain seconded the motion. Vote on the motion: Les Chatelain–Aye, Lori*
10 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*
11 *Aye. The motion passed unanimously.*

12
13 **7. Approve Minutes of the January 21, 2014 Meeting.**

14 The minutes of January 21, 2014, were reviewed and discussed.

15
16 (21:57:35) *Commissioner Chatelain moved to approve the minutes of January 21, 2014.*
17 *Commissioner Khodadad seconded the motion. Vote on the motion: Les Chatelain–Aye, Lori*
18 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*
19 *Aye. The motion passed unanimously.*

20
21 **OTHER BUSINESS**

22 **8. Updates for Follow-Up on Items Currently in the Development Review Process.**

23 Mr. Teerlink reported that two walk-thrus have been completed on the Village building. All retail
24 spaces on the main floor have been applied for.

25
26 **9. Report from Staff on Upcoming Applications.**

27 Mr. Whiting stated that there are several projects in the work and they are maintaining a full
28 agenda.

29
30 **10. Discussion of Possible Future Amendments to Code.**

31
32 **ADJOURN**

33 (20:40:40) *Commissioner Khodadad moved to adjourn. Chair Jensen seconded the motion.*
34 *The motion passed with the unanimous consent of the Commission.*

35
36 The Planning Commission Meeting adjourned at 10:04 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, February 19, 2014.*

3
4
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15



Teri Forbes
T Forbes Group
Minutes Secretary
Minutes approved:

DRAFT

1 **DRAFT**

2
3 **MINUTES OF THE CITY OF HOLLADAY**
4 **PLANNING COMMISSION MEETING**

5
6 **Tuesday, March 4, 2014**
7 **6:30 p.m.**
8 **Holladay Municipal Center**
9 **4580 South 2300 East**

10
11 **ATTENDANCE**

12
13 **Planning Commission Members:**

14
15 Chris Jensen, Chair
16 Spence Bowthorpe, Vice Chair
17 Les Chatelain
18 John Garver
19 Matt Snow

20
21 **City Staff:**

22 Jonathon Teerlink, City Planner
23 Pat Hansen, City Planner
24 Clarence Kemp, City Engineer

25
26 **PRE-MEETING/WORK SESSION**

27 Chair Jensen called the meeting to order at 6:33 p.m.

28
29 The agenda items were reviewed and discussed. City Planner, Jonathon Teerlink, detailed the
30 Broadbent pool construction and stated that City Engineer, Clarence Kemp, required the applicant
31 to move the pool location five feet to the north. The design plans were reviewed. Stream setback
32 and protection conditions were discussed.

33
34 Mr. Teerlink next discussed the Paulos detached garage and confirmed that all setbacks have been
35 met. The building envelope and footprint were reviewed.

36
37 *Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers
38 for the Regular Meeting. Commissioner Garver seconded the motion. The motion passed with
39 the unanimous consent of the Commission.*

40
41 **CONVENE REGULAR MEETING**

42 Chair Jensen called the Regular Meeting to order at 7:03 p.m.

43
44 **ACTION ITEMS**

45
46 **1. Broadbent Pool Construction – Special Exception - 2712 East Hillsden Dr.**
47 **Staff: Jonathan Teerlink, City Planner.**

48 (19:03:55) Mr. Teerlink presented the staff report and stated that because the proposed
49 construction is within the 100-foot buffer area of a perennial stream, it has been required to go
50 through a focused review by City Engineer, Clarence Kemp. Mr. Kemp recommended the setback
51 be two times the bank full width, which would effectively move the proposed pool to the north

1 five feet. Additionally, he recommended that all excavation work, included the patio setting,
2 concrete setting, and boulder placement be done on the uphill side.

3
4 Jeff Robinson, the applicant's representative, stated that he works for Dolphin Pools and has no
5 issues with Mr. Kemp's recommendations. He confirmed that the proposed pool construction
6 would be at a distance of 68 feet including the rip-rap wall and pool decking at a distance of 59
7 feet from the middle of Big Cottonwood Creek.

8
9 (19:16:00) Chair Jensen opened the public hearing. There were no comments. The public hearing
10 was closed.

11
12 Commissioner Chatelain requested that the no disturbance area be clarified. It was noted that the
13 30-foot zone is to be measured from the high water mark and not from the middle of the stream.
14 Mr. Teerlink clarified that the staff report discrepancy is due to Mr. Kemp being more interested in
15 the measurement from the high water mark, whereas, the report shows measurements from the
16 center line representing the site plan. Measurements were further discussed.

17
18 (19:30:15) *Commissioner Snow moved to approve the Broadbent Pool Construction special*
19 *exception located 2712 East Hillsden Drive subject to the following:*

20
21 ***Findings:***

- 22
23 1. *There is no stream course alteration is proposed.*
24
25 2. *No living structures are proposed with a FEMA floodplain.*
26
27 3. *The area where the pool is to be constructed is not considered wetlands.*
28
29 4. *The pool equipment including mechanical and chemical storage is outside of the*
30 *100-foot protection area.*
31
32 5. *The proposal does not require review of other agencies.*
33
34 6. *The proposed building is not located within the FEMA floodway.*
35
36 7. *No bank disturbance within the stream protection corridor.*
37
38 8. *The property is currently developed with a home built within 30 feet of Big*
39 *Cottonwood Creek which existing prior to Holladay incorporation and stream*
40 *protection ordinances.*

41
42 ***Requirements:***

- 43
44 1. *The pool equipment (mechanical and chemical) is to be located greater than 100*
45 *feet from Big Cottonwood Stream.*
46

- 1 2. *Swimming pool improvements shall be placed no closer to the center of Big*
2 *Cottonwood Creek than 30 feet.*
- 3
- 4 3. *Limit of disturbance/silt fencing shall be set at contour elevation 4,455 feet with*
5 *all pool excavation work completed from the north side of said limit of*
6 *disturbance.*
- 7
- 8 4. *The placement of pool decking and rip-rap boulders between 59 feet and 49 feet*
9 *from the centerline of Big Cottonwood Creek shall commence only from the*
10 *uphill side of 4,455 feet.*
- 11
- 12 5. *Landscaping of stream bank as per submitted plans shall be part of this approval*
13 *and shall be included as an item of the final inspection of the pool.*
- 14
- 15 6. *All future landscaping, flatwork, and grading must be approved by the*
16 *Community Development Director and City Engineer prior to commencing work.*
- 17
- 18 7. *Best construction management practices are to be followed to prevent pollution*
19 *of water that may enter the stream system during construction. Specifically, the*
20 *limit of disturbance fencing and silt erosion control fencing shall be installed*
21 *prior at the time of pool layout maintained throughout the duration of project.*
- 22
- 23 8. *All conditions listed in the City Engineers consent letter must be followed.*
- 24
- 25 9. *All construction related improvements must follow current applicable Holladay*
26 *codes.*
- 27
- 28 10. *A revised soil report with structural calculations must be submitted to the City of*
29 *Holladay.*
- 30
- 31 11. *Staff is instructed to provide random inspections to ensure conditions are*
32 *followed.*
- 33

34 *Commissioner Bowthorpe seconded the motion. Vote on motion: Les Chatelain–Aye, John*
35 *Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed*
36 *unanimously.*

37

38 **2. Paulos Detached Garage - Conditional Use – 2411 East Walker Lane – Staff:**
39 **Jonathan Teerlink, City Planner.**

40 (19:37:11) Mr. Teerlink presented the staff report and stated that because this is already over the
41 allowed square footage and with the addition of the proposed single bay door, the project can be
42 allowed, but only under a conditional use granted by the Planning Commission. The proposed
43 garage and garage addition is entirely within the building envelope of the home and would be
44 granted all the rights of height and coverage as would a single family home. It was found to meet
45 all zoning requirements.

1 Joe Arnold, the applicant's representative, gave his address as 2125 East Cottonwood Cove Lane
2 and stated the proposal comprises an addition to an existing structure.

3
4 (19:43:05) Chair Jensen opened the public hearing. There were no comments. The public hearing
5 was closed.

6
7 Placement and buffering of the proposed accessory structure was discussed.

8
9 (19:49:39) *Commissioner Chatelain moved to approve the conditional use to exceed the*
10 *maximum footprint size for an accessory building located at 2411 East Walker Lane in the R-1-*
11 *43 zone subject to the following:*

12
13 ***Findings:***

- 14
15 1. *May exceed the maximum footprint allowed by code, pending Planning*
16 *Commission approvals.*
17
18 2. *Complies with all Holladay Ordinances regulating accessory buildings (as per*
19 *TRC review).*
20
21 3. *When applying 13.08.040E "Conditional Use Approvals", this project; meets*
22 *zoning standards, the building will not likely have a negative impact on*
23 *surrounding properties, be detrimental to the health, safety or and welfare of*
24 *Holladay residents, persons working or residing in the vicinity or injurious to*
25 *property or improvements in the vicinity and is necessary and desirable for*
26 *this particular location and will contribute to the well-being of the neighborhood.*
27
28 4. *The use as proposed does not conflict with the intent of the General Plan.*
29

30 *With the following recommended conditional requirements, to be provided to the satisfaction of*
31 *the Community Development Department Director prior to issuing the building permit*
32 *approval, Section 13.08.100 "Building Permit Zoning Compliance Review":*
33

34 ***Requirements:***

- 35
36 1. *That the proposed accessory building elevations match or are compatible with the*
37 *existing façade treatment of the existing garage. In this case brick exterior.*
38
39 2. *City engineer approved storm water retention plan be submitted*
40
41 3. *Garage security lighting, if any, be a full hood cut-off fixture and mounted in a*
42 *manner so as to no expose the lighting element(s) to neighboring properties.*
43
44 4. *The setback from the western property line shall show a minimum distance of 11*
45 *feet. This setback area may provide for a hedgerow or tree-lined landscape buffer*
46

- 1 5. *Architectural treatments shall be retained as proposed or similar as to match the*
2 *existing garage.*
3

4 *Commissioner Snow seconded the motion. Vote on motion: Les Chatelain–Aye, John Garver–*
5 *Nay, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed 4-to-1.*
6

- 7 3. **Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East - Preliminary**
8 **Plat – R-1-87 Zone – Staff: Rick Whiting, City Planner.**

9 (19:52:58) *This item was continued.*
10

- 11 4. **Approve Minutes of the February 4, 2014 Meeting.**

12 The minutes of February 4, 2014, were reviewed and discussed.
13

14 (19:53:34) *Commissioner Chatelain moved to approve the minutes of February 4, 2014.*
15 *Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, John*
16 *Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed*
17 *unanimously.*
18

- 19 5. **Bee Keeping – Ch 13.76.240 – Staff: Pat Hanson.**

20 The above item was continued.
21

22 **OTHER BUSINESS**

- 23 6. **Updates for Follow-Up on Items Currently in the Development Review Process.**
24

25 Mr. Teerlink reported that an appeal was filed by Ms. Debbie Patillos and the hearing set for
26 March 11, 2014.
27

28 It was reported that a permit was issued for the Bandits restaurant located near the Hyatt Hotel on
29 3000 East and 6200 South.
30

31 Mr. Teerlink indicated that tenant improvements in the Village are moving forward quickly.
32

33 The property owner of the old Michael’s building located behind the Village has submitted an
34 application to the DRB for design review.
35

36 The ski shop signage near Millrock was next discussed.
37

- 38 7. **Report from Staff on Upcoming Applications.**
39

- 40 8. **Discussion of Possible Future Amendments to Code.**
41

42 **ADJOURN**

43 (20:03:14) *Commissioner Chatelain moved to adjourn. Chair Bowthorpe seconded the motion.*
44 *The motion passed with the unanimous consent of the Commission.*
45

46 The Planning Commission Meeting adjourned at 8:03 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, March 4, 2014.*

3
4
5
6
7
8
9



10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
13
14 Minutes approved:
15

DRAFT



**City of Holladay
Community Development Department
2013 Annual Report**



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Preface

The Community Development Department Annual Report summarizes the department's activity for the years 2011, 2012 and 2013. This report also includes summary information of Planning Commission review and approvals, City Council actions and other activities of the Community Development Department that may be of interest to the general public.



Summary of Planning Commission Activity

The Community Development staff expresses their appreciation to the Planning Commission members for their selfless service and recognizes their major contribution to the City of Holladay and to the health, safety and general welfare of its citizens.

2013 Planning Commission Members:

- Lori Khodadad, Chair, appointed 12/15/07
- Brad Wright, Vice Chair, appointed 8/23/12
- Spence Bowthorpe, appointed 1/20/11
- Les Chatelain, appointed 7/16/09
- John Garver, appointed 12/1/11
- Chris Jensen, appointed 11/1/12
- Matt Snow, appointed 6/30/11

This table recaps the Planning Commission’s Activity since May of 2000.

Year	General Plan Amendments	Conditional Use Permits /amendments	Site Plans	Rezones (recommendation)	Subdivisions, Plat Amendments/Lot line Adjustments	Stream Setback Exceptions	Ordinance Amendment - (recommendations)	Misc.
2000	1	19		1	7		12	
2001	3	31		1	6		23	
2002	2	22		4	10		15	
2003	3	26		4	10		23	
2004	2	21		3	21		1	
2005	3	12		2	16		9	
2006	3	23		5	17	3	3	
2007	1	11	2	2	13	3	6	1
2008		11			17	2	11	1
2009	2	8	1	4	6		8	
2010	1	10	3	3	11	1	11	1
2011	2	5	6	3	5	3	12	2
2012	1	12	7	4	6	2	4	
2013	1	6	6	5	15	3	8	
Total	25	217	25	41	160	17	146	5



Following is an itemized review of the applications heard by the Commission in the last three years.

2011 Applications:

Type of app.	Name of Project	Address	Public Hearing	Decision
Clarification of CUP	The Old Log Cabin B&B			n/a
Ordinance Clarification	GymJam Fitness			n/a
CUP	Wasatch Powder House	6351 S 3000 E	6/7/2011	6/7/2011
CUP	Wireless telecomm at Olympus High School	3900 S 2300 E	10/18/2011	10/18/2011
CUP	Taylor Accessory Buildign	1931 E 5685 S	10/18/2011	10/18/2011
CUP- HO w/Customers	Amour Electrolysis	1800 E North Woodside Dr	3/1/2011	3/1/2011
CUP-Dining Club	Yorgios	6121 S Highland Dr	1/4/2011	1/4/2011
General Plan Update	Moderate Income Housing		5/3/2011	Recommendation-5/3/2011
General Plan Update	Highland Drive Corridor Master Plan		10/18/2011	Recommendation-10/18/11
Ordinance Amendment	Appendix A-Land Uses		3/1/2011	Recommendation -3/1/11
Ordinance Amendment	Appendix B		5/3/2011	Recommendation-5/3/11
Ordinance Amendment	Ch 13.02-Planning Documents		7/21/2011	Recommendation-7/21/11
Ordinance Amendment	Ch 13.03- Submissions		7/21/2011	Recommendation-7/21/11
Ordinance Amendment	CH 13.04- Definitions		2/15/2011	Recommendation-2/15/11
Ordinance Amendment	Ch 13.05- Land Use and Appeal Authorities		5/3/2011	Recommendation-5/3/11
Ordinance Amendment	Ch 13.06- General Administrative & Development Review		5/3/2011	Recommendation-5/3/11
Ordinance Amendment	Ch 13.07- Legislative Procedures		7/21/2011	Recommendation-7/21/11
Ordinance Amendment	Ch 13.08- Administrative Procedures		7/21/2011	Recommendation-7/21/11
Ordinance Amendment	Ch 13.09- Quasi-Judicial Procedures		5/3/2011	Recommendation-5/3/11
Ordinance Amendment	Ch 13.10 - Subdivisions		7/21/2011	Recommendation-7/21/11
Ordinance Amendment	Ch 13.83- Wireless Telecommunications		9/20/2011	Recommendation-9/20/2011
Rezone; C-1 to C-2	North Highland Drive	3900 S Highland Dr	1/4/2011	Recommendation-1/4/2011
Rezone; R-1-10 & R-M to NC	Brieggar	Highland Drive & Arbor Ln	12/6/2011	Recommendation -12/6/2011
Rezone; R-1-10 to R-2-10	Fox Woods	4829 S 1300 E	7/21/2011	Recommendation-6/21/2011
Site Plan- Amended	Café Madrid	5244 S Highland Dr	n/a	6/21/2011
Site Plan- Conceptual	Canyon Slope Square	3000 E 6200 S	2/15/2011	2/15/2011
Site Plan- Conceptual	Meiers	4696 S Holladay Blvd.	2/15/2011	2/15/2011
Site Plan- Final	Canyon Slope Square	3000 E 6200 S	n/a	6/7/2011
Site Plan- Final	Jackson-Leroy		n/a	2/15/2011



Site Plan- Final	Meiers	4696 S Holladay Blvd.	3/1/2011	3/1/2011
Site Plan- HV	Hale Law Office	4766 S Holladay Blvd	12/20/2011	12/20/2011
Site Plan- Preliminary	Canyon Slope Square	3000 E 6200 S	n/a	4/25/2011
Site Plan- Preliminary	Meiers	4696 S Holladay Blvd.	2/15/2011	2/15/2011
Site Plan- Preliminary	Jackson-Leroy	1914 E Meadowmoor	n/a	1/18/2011
Special Exception	Deerwood Estates R-O-W	2541 E 6200 S	11/15/2011	Recommendation- 11/15/2011
Special Exception	Bowen- Stream Setback	2408 E Haven Ln	12/6/2011	12/6/2011
Special Exception	Stuart Driveway	5024 S Fairbrook Ln	12/20/2011	12/20/2011
Subdivision- Concept	Fox Woods	4829 S 1300 E	8/19/2011	8/19/2011
Subdivision- Concept	Krantz 2	2917 E Casto Ln	7/19/2011	7/19/2011
Subdivision- Concept	Papaderos	2525 E Valley View	10/18/2011	10/18/2011
Subdivision- Concept	Canyon Slope Square	3000 E 6200 S	6/7/2011	6/7/2011
Subdivision- Concept	Holladay Glen	5778 S Highland Dr	3/1/2011	3/1/2011
Subdivision- Preliminary	Fox Woods	4829 S 1300 E	n/a	9/20/2011
Subdivision- Preliminary	Papaderos	2525 E Valley View	10/18/2011	10/18/2011
Subdivision- Preliminary	Canyon Slope Square	3000 E 6200 S	n/a	6/7/2011
Subdivision- Preliminary	Krantz 2	2917 E Casto Ln	n/a	9/6/2011
Subdivision- Preliminary	Holladay Glen	5778 S Highland Dr	3/1/2011	3/1/2011

2012 Applications:

Type of app.	Name of Project	Address	Public Hearing	Decision
CUP	Canyon Slope Square	3150 E 6200 S	6/5/2012	6/5/2012
CUP	Holladay Fire Station	2210 E Murray-Holladay Rd	8/7/2012	8/7/2012
CUP	Primo's Restaurant	4699 S Highland Dr	n/a	2/7/2012
CUP	Roots Nursery	5025 S HighlandDr	6/26/2012	7/10/2012
CUP- HO w/Customers	A touch of Destiny Massage	5111 S Lordell Dr	7/10/2012	7/10/2012
CUP- HO w/Customers	Aubrey Conner	6187 S 2090 E	1/10/2012	1/10/2012
CUP- HO w/Customers	Millcreek Sports Massage	4240 S 2700 E	6/5/2012	6/5/2012
CUP- HO w/Customers	Nedco	2979 E Valley View	7/10/2012	7/10/2012
CUP- HO w/Customers	Lynn Jones	4179 S Holloway Dr	10/2/2012	10/2/2012
CUP- HO w/Customers	Radetich Daycare	2405 E Briarcreek	11/7/2012	11/7/2012
CUP- HO w/Customers	Health Wave LLC	6032 Latour St	12/4/2012	12/4/2012
CUP-Site Plan Amendment	Carmelite Monastery	5714 S Holladay Blvd.	1/10/2012	2/21/2012
General Plan Amendment	Holladay City Hall Master Plan (Restrooms)	4580 S 2300 E	4/3/2012	Recommendation- 4/3/2012
Ordinance Amendment	Building Heights in the P zone		5/15/2012	Recommendation- 5/15/2012
Ordinance Amendment	Ground Floor Retail in the HV zone- CH.13.71		2/21/2012	Recommendation - 2/21/12
Ordinance Amendment	O-R-D Signs- Ch 13.82		5/15/2012	Recommendation- 9/18/12
Ordinance Amendment	Residential Building Corridor/Front Setbacks		9/5/2012	Recommendation- 9/18/12
Ordinance Amendment	Assisted Living, Type		12/11/2012	Recommendation



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	1 & 2			- 12/11/12
Rezone; R-1-15 to NC	Beck Adventures	1991 E Hedgewood Ct	1/10/2012	withdrawn
Rezone; R-1-15 to R-1-10	Orchard Hollow	4245 S Holladay Blvd.	4/17/2012	withdrawn
Rezone; R-2-8 to NC	Rasch Dental Office	2010 E Murray Holladay Rd	11/7/2012	Recommendation -11/7/12
Rezone; R-M to C-1	Dempster/Black Diamond	2100 E 3900 S	3/20/2013	Recommendation-4/3/2012
Site Plan Amendment	Higher Grounds Coffee	2100 E 3900 S	7/10/2012	expired
Site Plan Amendment	Packer Dog Grooming	4706 S Holladay Blvd.	n/a	7/26/2012
Site Plan- Conceptual	Cottonwoods PUD	5600 S Highland Dr	5/15/2012	withdrawn
Site Plan- Conceptual	Holladay Fire Station	2210 E Murray-Holladay Rd	6/26/2012	6/26/2012
Site Plan- Conceptual	Holladay Village Square	4660 S 2300 E	7/10/2012	7/10/2012
Site Plan- Conceptual	Cottonwood Country Club	1780 E Lakewood Dr	8/7/2012	8/7/2012
Site Plan -Final	Holladay Fire Station			9/5/2012
Site Plan -Final	Holladay Village Square		n/a	9/5/2012
Site Plan- Preliminary	Cottonwood Country Club		n/a	9/18/2012
Site Plan- Preliminary	Holladay Fire Station		n/a	8/21/2012
Site Plan- Preliminary	Holladay Village Square		n/a	8/28/2012
Special Exception	Alder Driveway	4145 Morningstar Dr	7/10/2012	7/10/2012
Special Exception	Deerwood Farms-Stream Setback		n/a	8/21/2012
Subdivision- Conceptual	Gilmore Sub	1801 E 3990 S	3/20/2012	3/20/2012
Subdivision- Conceptual	Holladay Highlands	2952 E Oak Park Ln	1/10/2012	expired
Subdivision- Conceptual	Orchard Hollow	4245 S Holladay Blvd.	8/7/2012	appealed
Subdivision- Amendment	Orvin	4815 Marabow Cir	6/5/2012	6/5/2012
Subdivision- Amendment	Holladay Village Plaza Subdivision	4650 S 2300 E	12/4/2012	Recommendation-12/4/12
Subdivision- Preliminary	Deerwood Farms	2545 E 6200 S	7/26/2012	7/26/2012
Subdivision- Preliminary	Gilmore Sub	1801 E 3990 S	n/a	3/20/2012

2013 Applications:

Type of app.	Name of Project	Address	Public Hearing	Recommendation / approval
CUP	Cottonwood Place Assisted Living Center	5600 S Highland Dr	3/5/2013	3/5/2013
CUP	Hansen Guesthouse	6164 S Old Orchard Ln	3/19/2013	3/19/2013
CUP	Boseman Dental Office	4675 S Highland Dr.	11/19/2013	11/19/2013
CUP- HO w/Customers	Dr. Arthur Traub-Psychological Counseling	4222 S Panorama Wy.	6/18/2013	6/18/2013
CUP- HO w/Customers	Orton Health Coaching	2081 E Terra Linda	8/20/2013	8/20/2013
CUP- HO w/Customers	Shining Stars Academy	2133 Howey Dr	11/19/2013	11/19/2013
General Plan	Highland Drive Master Plan-		8/6/2013	Recommendation-



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Amendment	Amendment			8/20/13
Ordinance Amendment	Group Home Uses in the RM zone		5/7/2013	Recommendation - 5/7/13
Ordinance Amendment	Landscaping -Ch 13.77		6/18/2013	Recommendation - 7/2/13
Ordinance Amendment	Mobile Food Businesses- 13.76.770 & 775		6/18/2013	Recommendation - 7/2/13
Ordinance Amendment	Residential Office zone- 13.50		4/16/2013	Recommendation- 5/21/13
Ordinance Amendment	Slope Cuts, and Fills- Ch 13.76.300 & 13.76.700		8/6/2013	Recommendation- 8/6/13
Ordinance Amendment	Stream Setback Exceptions- Ch 13.76.400		1/7/2014	
Ordinance Amendment	Chapter 13.78- Planned Unit Development		1/7/2014	
Resolution	Annexation Policy		Affected Entities Mtg- 8/6/13/PC Mtg- 8/6/13	8/6/2013
Rezone; R-1-21 to R-1-8	Summerwoods	5310 S Highland Dr	3/19/2013	Recommendation- 3/19/13
Rezone; R-1-10 to R-M	River Park Properties	1458 E Murray Holladay Rd.		
Rezone; R-1-43 to R-1-10	Pheasant Grove	5559 S Highland Dr	9/4/2013	Recommendation- 9/24/13
Rezone; R-M to C-1	Jakob Properties	4235 S Highland Dr.	11/19/2013	Recommendation - 11/19/13
Rezone; R-M to NC	Ludlow Dental Office	2020 E 3900 S	3/5/2013	Recommendation - 3/5/13
Site Plan- Amended	Holladay Village Square	4676 S 2300 E	n/a	8/6/2013
Site Plan- Amended	Sandpiper Apartments Leasing Office and Clubhouse	1495 E Spring Lane	3/5/2013	4/16/2013
Site Plan- Conceptual	Cottonwood Place Assisted Living Center	5600 S Highland Dr	3/5/2013	3/5/2013
Site Plan- Conceptual	Ludlow Dental Office	2020 E 3900 S	11/6/2013	11/6/2013
Site Plan- Conceptual	Millrock #5	6510 S Millrock Dr.	8/6/2013	
Site Plan- Conceptual	Village Dental	2010 E Murray Holladay Rd	11/6/2013	11/6/2013
Site Plan- Preliminary	Holladay Village Square	4640 Holladay Village Plaza	n/a	
Site Plan- Preliminary	Village Dental	2010 E Murray Holladay Rd	11/6/2013	11/6/2013
Site Plan-Final	Holladay Village Square	4640 Holladay Village Plaza	n/a	1/29/2013
Special Exception	Bamberger Stream Setback	2720 S Walker Ln	8/6/2013	8/6/2013
Special Exception	Weissman stream setback	5678 S Holladay Blvd	2/5/2013	2/5/2013
Special Exception	Brewer stream setback	5006 S Fairbrook Ln	11/6/2013	11/6/2013
Subdivision-Plat Amendment	Briar Creek Townhomes	2420 E 4500 S	5/21/2013	5/21/2013
Subdivision- Final Plat	Deerwood Farms	2545 E 6200 S	TRC	1/15/2013
Subdivision- Conceptual Plat	Hanks	2724 E Casto Ln.	3/5/2013	3/5/2013
Subdivision- Final Plat	Hanks	2724 E Casto Ln	TRC	TRC
Subdivision- Preliminary Plat	Hanks	2724 E Casto Ln	3/19/2013	3/19/2013
Subdivision-Plat Amendment	Heughs Canyon Plat "C" Phase 2, Amended	3545 E Berghalde Ln	2/19/2013	2/19/2013
Subdivision- Conceptual Plat	Holladay Vista Estates	5972 S Highland Dr.	11/6/2013	11/6/2013
Subdivision-Plat Amendment	Kathy's Cove	5014 S Fairbrook	9/4/2013	
Subdivision-Plat Amendment	Olympus Shadows Estates PUD	5648 S Wasatch Blvd		10/25/2013



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Subdivision- Conceptual Plat	Orchard Hollow Sub	4245 S Holladay Blvd.	8/20/2013	8/20/2013
Subdivision- Conceptual Plat	Redrock	3597 Canyon Winds Ln.	11/19/2013	11/19/2013
Subdivision- Final Plat	Redrock	3597 Canyon Winds Ln.		TRC
Subdivision- Preliminary Plat	Redrock	3597 Canyon Winds Ln.		11/19/2013
Subdivision- Conceptual Plat	SoHo Subdivisin	2380 E Kentucky Ave	9/24/2013	
Subdivision- Conceptual Plat	Summerwoods	5310 S Highland Dr.	6/18/2013	6/18/2013
Subdivision- Preliminary Plat	Summerwoods	5310 S Highland Dr.	n/a	8/20/2013
Subdivision- Conceptual Plat	Tobermory Ridge	5105 S 1300 E	8/6/2013	8/6/2013
Subdivision- Final Plat	Tobermory Ridge	5105 S 1300 E	n/a	12/10/2013
Subdivision- Preliminary Plat	Tobermory Ridge	5105 S 1300 E	n/a	11/6/2013
Subdivision- Conceptual Plat	Woodbury	4867 S Floribunda Dr.	6/18/2013	
Subdivision- Conceptual Plat	Woodley Place	4162 S 2300 E	9/4/2013	
Subdivision- Preliminary Plat	Woodley Place	4162 S 2300 E		10/15/2013
Subdivision- Conceptual Plat	Wren Hill	2595 E Wren Rd.	6/18/2013	
Subdivision- Preliminary Plat	Wren Hill	2595 E Wren Rd.	n/a	8/20/2013



Items heard by the City Council in 2011, 2012, 2013, forwarded from the Planning Commission

	Number	Subject	Public Hearing	Adoption
ORD	2011-01	Various amendments to the O-R-D zone	1/20/2011	2/3/2011
ORD	2011-02	Lot Area requirements in the Multi-family zones	1/20/2011	2/3/2011
ORD	2011-04	Rezone of property between 3900 S and Woodside Dr. on the east side of Highland drive from C-1 to C-2	2/3/2011	2/17/2011
Res	2011-09	Appeal of Site plan approval for 4680 S 2300 E- Holladay Village		denied-2/17/11
-	-	Appeal of Site plan approval for 3000 E 6200 S		denied - 5/19/11
ORD	2011-14	Rezone of property at 4829 S1300 E from R-1-10 to R-2-10	7/14/2011	7/21/2011
Res	2011-15	Moderate Income Housing Element of the General Plan	7/14/2011	7/12/2011
Res	2011-16A	Olympus Community Development Project Area	9/1/2011	11/3/2011
ORD	2011-17	Amendments to Wireless Telecommunications Facilities	10/6/2011	10/6/2011
Res	2011-40	Amendment to Knudsen Park Master Plan	12/1/2011	12/1/2011
ORD	2012-03	Ch. 13.04, Definitions and Ch. 13.100, Appendix A	1/19/2012	
ORD	2012-04	Rezone of property at 5025 S Highland Dr. from RM to NC	1/19/2012	
ORD	2012-06	Temporary Restrictions on development along the Highland Drive Corridor	n/a	3/22/2012
Res	2012-06	Street exception- Deerwood Farms Subdivision	1/5/2012	1/19/2012
ORD	2012-07	Temporary Regs. for Front Setbacks and Building Corridor in the SF zones	n/a	4/11/2012
ORD	2012-08	Commercial Uses on Street level in HV Zone	3/22/2012	4/26/2012
Res	2012-12	Highland Drive Corridor Master Plan Amendment	1/19/2012	2/16/2012
Res	2012-13	Stewart driveway Approach Exception	2/2/2012	2/16/2012
ORD	2012-15	Chapters 1 through 11 of the Zoning Ordinance	7/7/2012	9/20/2012
ORD	2012-17	Building Height in the P Zone	7/7/2012	6/21/2012
ORD	2012-18	Rezone property at 2084 E 3900 S (Black Diamond)	7/7/2012	
Res	2012-20	Re-alignment of Kentucky Avenue		7/7/2012
ORD	2012-23	Chapter 13.14- Building Corridor and Front Setbacks	9/20/2012	10/11/2012
ORD	2012-24	Signs in the ORD zone	10/11/2012	11/1/2012
ORD	2012-26	Rezone property at 2110 E Murray Holladay Rd from R-2-8 to NC	12/6/2012	
Res	2012-30	Alder driveway exception	8/23/2012	9/6/2012
Res	2012-44	Holladay Village Subdivision Final Plat	12/6/2012	12/6/2012
ORD	2013-10	Chapter 13.98- Group Homes and Residential Facilities for the Elderly	5/9/13	
ORD	2013-04	Chapter 13.100, Assisted Living Facilities, Type 2-Large	1/3/13	2/7/13
ORD	2013-17	Building heights in the P zone	6/21/2013	
ORD	2013-26	HV text amendments	10/10/2013	10/10/2013

The Council held two joint meetings with the Planning Commission; November 8, 2012 – a town meeting to discuss the proposed Residential Office Zone, and September 12, 2013 –a discussion on general development within the city, upcoming ordinance amendments and process and sequencing of anticipated General Plan update.

2013 marks the last year in office for Mayor Dennis Webb. His contribution to the stability and progress of the City's governing body will be remembered for many years to come.



Board of Adjustment

In 2012, the City Council adopted a new ordinance changing the Board of Adjustment to an Administrative Appeals Officer. The following is a recap of both BOA hearings and those items heard by the AAO.

2011: Board of Adjustment:

1. Gilmore Request – 1801 E 3900 S. Request to replace an existing single family home with a current rear yard setback of 1.5 feet. The new structure is requested to be built with a rear yard setback of 8 feet from the property line rather than the required 43 foot setback as regulated by Holladay Zoning Ordinance 13.14.052. *The request was denied by the Board finding it did not meet the requirements for a variance.*
2. McGill Request – 1896 E South Woodside Dr. Request to replace an existing detached garage with a new garage. New garage is requested to be built at 0' from property line (currently existing) rather than the 4' setback as required by Holladay Zoning Ordinance 13.14.110 - *The request was denied by the Board finding it did not meet the requirements for a variance.*

2012: Board of Adjustment:

1. Brashear Request – 4982 S Wander Lane - Applicant requests a four foot variance from the current ordinances regulating accessory structures built near property lines. Based upon the applicant's lot size, Holladay Zoning Ordinance 13.14.101 requires a 6' setback for all detached accessory structures.

2013: Administrative Appeals Officer Hearings:

1. Kentucky Avenue Realignment - 4739 S Holladay Blvd. - This is a request for a lot area variance and a lot width variance from the provisions of 13.71.080 in order to subdivide property owned by the City of Holladay. *A decision regarding this matter has been deferred at this time.*
2. Parr Request - 2628 E Capricorn Way – The applicant is requesting a side yard setback variance from the regulations found in Ordinance 13.14.056. *The Appeals Officer granted a one foot variance finding the request meets the requirements for a variance.*



Ordinance Enforcement Activity 2013

Holladay's Code Enforcement Officer has processed the following number of cases in the past six years:

YEAR	CASES PROCESSED
2008	825
2009	827
2010	744
2011	760
2012	758*
2013	758*

*On Dec 31, 2013, 7 cases were still open from 2012 and 16 were open from 2013 (some of minor significance) in various stages of resolution.

Complaints and On-Patrol violations in approximate order of frequency:

Junky or weed infested yards, often producing rat harborage.

Sidewalks not cleared in winter. *There has been a record of 5 storms during Dec of 2013 (None in Nov) especially the east side of Highland Dr - enforcement required, also for lower 45th (new sidewalk)*

Clearview issues: overgrown foliage blocking sidewalk or corner traffic view.

Graffiti hits (30/mo in 2008) have been consistently 50/mo since 2009.

City staff coordinates to clean or cover hits on public property and coordinates with SL County & UDOT. UPD Graffiti Gang Unit continues to meet monthly, with Holladay's Officer attending. Holladay UPD made 2 graffiti arrests in 2012—one lead to a search warrant, one to the DA's office.

Illegal signage - lost pet, for sale, services, landscaping, garage sales, flashing lights, etc. - *this seems to decrease each year, as the public gets more familiar with our sign code. Some political signs were removed by the code enforcement officer when they created a safety hazard for traffic or pedestrians or were located on public property.*

Illegal construction activity – *noise, parking, dust, dirt on street, unkempt site, SWAPP (storm water)*

Illegal parking: *commercial or construction vehicles, trailer or RVs.*

Multi-unit rental infractions usually causing excessive parking or noise.

Abandoned, unlicensed, inoperable vehicles/car parts.

Business license field follow-through – *new buildings, home business, uncertain renewals.*

Sidewalk Trip Hazards - *failed concrete or growing roots having lifted concrete sections.*

Storm drains/gutter failure causing ponding.

Improper dumpster use- *placement, odor, noise control (none in 2013).*

Swimming pool noise *(none in 2013)*

Traffic congestion *(none in 2013)*

Significant cases **closed** this year include:

Illegal vehicle storage at New Day Spa on Highland Dr.

Removal of dead cottonwood clusters on Highland Dr and on Wander & 45th and overgrown



foliage near Old Colony ball field area.
Realtor complaints about oversized real-estate signs and Open House directional signs.
Olympus High School construction complaints.
New Cottonwood Club construction complaints.

Significant **ongoing** cases:

Residential construction project
A single family home rented as a duplex
Maggie McGee's patio noise problems
County collected \$1600 for us from non-responding resident on Bonaire for refusal to cut weeds and clean up trash. This is the 2nd year the homeowner has refused to cooperate.
Minor signage complaints at the new assisted living housing on 5600 S and Highland Dr.

This is the fifth year of our contract with Salt Lake County Animal Services and the situation seems to be working well requiring only minor coordination for the few animal complaints we've had. We've handled our own bees and chicken cases (noise from roosters).

The City administration encourages improving skills and efficiency thru UOCA involvement including monthly training/forums. Back-up officer Jon Teerlink and I have attended all (invaluable) annual UOCA Conferences since we each began in 2004.

All complaints are responded to within 1 workday. Our digital Annual Log process utilizing an iPad keeps hardcopy files to a minimum and enables immediate access by others in the Planning Dept. New Code Enforcement software compatible with the new Planning Dept software should come on-line early in 2014.

Doug Brewer, Ordinance Compliance Officer



Summary of Subdivision Activity

A valuable indicator of population growth is the number of new residential units that are created each year. Between 2000 and 2010 the number of new lots created had reached 250. The following is a list of all new subdivisions since that time including one new commercial subdivision.

Subdivision name	date recorded	original lots	Total lots in sub/DU	New Lots/DU
Holladay Glen	5/17/2011	1	6	5
Foxwood of Holladay PUD	12/9/2011	1	19	18
Papaderos	1/26/2012	1	2	1
Canyon Slope Square ¹	2/29/2012			0
Krantz 2	5/23/2013	1	4	3
Hanks	7/10/2013	1	2	1
Kathy's Cove	11/18/2013	1	1	0
Wren Hill	12/16/2013	2	3	1

29

¹ Commercial subdivision.



Summary of Building Permit Activity

The City of Holladay has been issuing building permits since April of 2000. The Community Development staff reviews each permit for compliance with the land use regulations adopted by the City Council and the Building permit staff at Forsgren Engineering reviews each permit for compliance with the International Building Code. The following is a summary of the building permit activity since incorporation.

Type of Work	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Family dwellings	29	28	28	53	41	57	61	62	22	24	27	29	62	53
Detached structures and pools in residential zones.	21	30	32	25	17	35	45	29	21	15	29	19	29	40
Fences and retaining walls		11	9	8	11	11	9	26	17	7	1	9	13	12
Demolition permits	12	24	11	22	22	44	38	47	25	17	13	13	32	26
Remodels, additions and other changes to existing residences	68	58	81	116	120	52	106	108	67	133	71	132	135	164
Mechanical Electrical Plumbing upgrades	38	68	111	100	102	126	150	136	140	146	167	169	175	139
Alternative Energy												14	3	13
Multi-family dwellings	2 units	2 units	8 units	10 units	0	34 units	16	19 DU - 5 bldgs.	5 DU - 1bldg	0	2 DU - 1bldg	0	0	0
Tenant improvements at the Cottonwood Mall	9 + M & F renovation	5+ M & F renovation	M & F renovation	1	0	0	1	Demo main structure	Macy's remodel & addition	0	0	0	0	0
Tenant improvements	18	27	25	23	13	28	37	17	21	20	11	19	22	23
Telecommunications facilities	4	4	1	2	0	0	1	0	1		0	5	2	4
Signs	10	13	18	21	23	19	31	19	18	17	21	16	16	22
Commercial Buildings/Quasi-public Buildings	0	5	3	8	4	3	0	2	2	4	1	1	3	5
Total Building Permits	214	282	328	389	353	409	495	451	355	383	343	426	492	501



Summary of Business License Activity

ACTIVE BUSINESS LICENSES AT THE END OF 2013

Commercial	911
Home Occupation <i>(phone and mail only)</i> –	532
Home Occupation II <i>(customers or employees)</i>	69
Non-profit	11
Temp	7
Solicitors	12
Total businesses -	1542

2013 EMPLOYEES - total employees – 5,682

Commercial	5492
Home Occupation II	63
Non-profit	117
Temp	10

The City's five largest employers are:

Business	Location	Emp	Business Activity
CHG Healthcare Services, Inc	6440 S Millrock Drive #175	795	Healthcare Staffing Services
Highland Nursing and Rehab Center LLC	4285 S Highland Drive	220	Nursing & Personal Care Facility
Black Diamond Equipment LTD	2084 E 3900 S	220	Manufacturing
Galileo Processing	6510 S Millrock Drive #300	194	Prepaid & Credit Card Processing
Macy's Department Stores, Inc	4835 S Highland Drive	143	Department Store

Additional Data from the Census website:

(Based on American Community Survey – 2008-2012 5-Year Estimates)

Holladay's Population in workforce	13,334
Working outside of Holladay (+ 20 minute commute time)	12,423
carpool	1,204
public transportation	303
walked	259
Work at home	866



Looking Forward

Current Planning

2104 should see the completion of several residential projects started in 2013 both in the single family and multi-family zones adding a number of new lots for sale and development in the city. Construction of two new dental offices, a new office building in the Millrock area and at least one mixed-use project in the Holladay Village will add substantially to the City's economy.

At the time of the writing of this report, the annexation of properties abutting the northeast corner of the city is still in process and Salt Lake County has filed a protest. 2014 should be interesting as to whether or not the annexation will be completed. If the annexation is accepted by the city and finalized current planning, building permits and code enforcement activities should see a slight increase. The annexed area is primarily residential with little opportunity for commercial development.

There was no activity at the Cottonwood Mall property during 2013 but with the continued strengthening of the general economy, the project could move forward at any time. Entitlements are still in place and construction activity could move forward at any time the developer's request and are issued the associated building permits.

Long Range Planning

2014 should see the resolution of the protest regarding the adopted Highland Drive Master Plan and the adoption of the associated Residential Office Zone drafted to provide an additional opportunity for redevelopment along Highland Drive. A study of the 3900 South Street corridor should be completed and sent to the Planning Commission to begin drafting a long-range plan for development along this street. The Council has also requested the staff begin a study of the Murray-Holladay Road corridor and it is anticipated that this should be taken up sometime later in the year.

Grant applications are also being prepared for funding to update the City's entire General Plan. Except for specific master plans for certain areas of interest, the plan has not been updated since its adoption in 2000. If the City's efforts to secure funding, a consultant could be hired and the fundamental studies required for the update could begin. Since this project will need much public input, the process of updating the General Plan could take more than one year to complete.

Building Permits

The recovery in residential construction in Holladay should continue to accelerate in 2014 and reflect this year's 10% increase over 2012 new housing units and the reconstruction/remodel of existing housing stock. Nonresidential construction for Holladay has always been slow but steady, relative to neighboring municipalities, however, 2013 brought major commercial developments with low commercial and office vacancy rates.

Business Licensing

Business license categories and fee changes will be complete by July 1st, 2014. There is a possibility of allowing personal services in the RM zone as the City continually gets applications of that category type for established office/medical use buildings (no implication of increased intensity of use) in that zone. The business license projection looks positive for 2014, and new development indicates a slight increase in the number of commercial business licenses that will be applied for.

Code Enforcement

The coming year should see about the same number of complaints processed and with the same one day response time. New computer hardware and software should help track these issues with much greater efficiency and streamline the recordkeeping process. The City maintains a part-time officer who responds to all code enforcement complaints as well as patrols the City weekly for issues of concern. This should not change in the foreseeable future.



APPENDIX A

Population and Demographics Report- January 2014

Population Projections* - 2005-2024

**This data is from 2005 and at that time, did not anticipate the development on the Cottonwood Site. Depending on the completion of the project, build-out year could extend the build-out year correspondingly.*

Holladay is Ranked 11th out of 235 Utah cities for population density per square miles. (3,808 people per square mile. Projected built out density of 4,285 people per square mile in 2024*).

Holladay is projected to grow steady from 2005 until the projected build-out year 2024* with a population increase rate of 0.28% (75-76 people per year)

Projected build-out population* - 28,038 (Lewis, Young, Robertson & Birmingham- Impact Study-2005)

** Development as currently planned on the Cottonwood Site could increase this number to approximately 30,000.*

Holladay City Profile- 2013

Total Area- 7.82 Square Miles or just over 5000 acres;

84% of the City's acreage is developed as single family residential lots; (Since incorporation in 2000, the City has approved 280 new residential lots, about 21 new lots per year.)

14% in commercial or multi-family residential development; and

2% in public uses and/or open space.

Following is a snapshot of the demographic make-up of the community with comparisons to the County, State and the Nation.

(Based on American Community Survey – 2008-2012 5-Year Estimates)

Demographic	Holladay	Salt Lake County	Utah	USA
Population	26,472	1,029,655	2,763,885	308,745,538
Average Household size	2.65	2.96	3.1	2.58
Average family size	3.18	3.51	3.56	3.14
Median age	38.5	30.8	29.2	37.2
Older than 65	17.3%	8.7%	9%	13%
Ethnic	91.8% White	81.2% White	86.1% White	72.4% White
Median household income	\$64,977	\$59,626	\$58,164	\$53,046
Families living below the poverty level	4.6%	8.9%	8.9%	10.9%
Families with yearly income below the County's median income	37.4%	27.4%	42.10%	n/a
Residents currently in workforce (over 16)	13,334 (63.9%)	71.8%	68.9%	64.7%



Female population in workforce	6,050	64.8%	60.7%	59.4%
Total housing units	10,738	363,923	979,848	131,642,457
Owner occupied	7,589 (74.3%)	67.6%	70.4%	65.1%
average household size	2.7	3.14	3.21	2.68
Rental units	2,625 (25.7%)	32.7%	29.6%	34.9%
average household size	2.24	2.65	2.82	2.48
Median value of SFD	\$347,400	\$237,500	\$217,800	\$181,400
Families with monthly housing expenditures over 35%- Owner occupied units	26.4%	25.8%	24.6%	12%
median rent	\$929	\$877	\$839	\$889
Families with monthly housing expenditures over 35%- Rental units	34%	40.2%	38.6%	43%



APPENDIX B

Moderate Income Housing Plan Biennial Report

Name of City: **Holladay City**
Date Prepared: **December 2013**

The following questions are based on requirements regarding moderate income housing plans for Utah cities, as established throughout Utah Code Title 10, Chapter 9a.

1. When did your community complete a moderate income housing plan?

The City initiated a partial moderate income housing plan during the first months of incorporation in 2000 and a full plan was completed in 2006.

2. Has the moderate income housing plan been adopted as part of your general plan by the city's legislative body?

The City adopted the moderate income housing element of the general plan in September, 2006. At that time a copy of the plan was submitted to the DHCD.

3. Has your city updated its moderate income housing plan's estimate of the need for moderate income housing in the city for the next five years?

Yes. The plan was updated in 2010 and was submitted to the DHCD at that time.

4. Describe your city's efforts "to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing" during the past two years.

Holladay continues to support efforts to condense the entitlement process for all housing applications.

5. Describe the "actions taken by your city to encourage the preservation of existing moderate income housing and development of new moderate income housing" during the past two years.

Due to the lack of funding for any new moderate income housing, the City has opted to focus on maintaining the current single family housing as well as the rental housing within the city that provides the majority of the affordable units.

Additionally, the City implemented a comprehensive inspection program of all multi-family housing units (three or more dwelling buildings) during 2010-2011. The purpose of this program was to make sure that these dwellings were being maintained in both an aesthetically pleasing manner and safe condition for the occupants. The program was set up at the urging of the City Council under the premise that there could be physical improvements made to a number of properties/dwellings to increase their economic viability and to attract long term, stable residents in them. It was also presumed that the inspectors would find a great deal of outdated buildings and dwellings that would not comply with building codes. However, the end result of the program was, generally speaking, that fewer problems were encountered than anticipated and that most property owners and tenants found the inspections to be mutually beneficial. Also, the City was able to achieve improvements in the exterior appearance of many properties while getting many landlords to make safety improvements, such as grounded electrical plugs, trip and fall mitigation measures, water heater seismic event straps, electrical panel upgrades, fire and carbon monoxide detectors, and general fire safety improvements, etc. to the dwellings and



sixteen of the inspected units where completely renovated.

The City continues to discourage "teardowns" of older, affordable housing units by allowing householders to remodel or add responsible additions to their homes. From 2010 to the end of 2013, 944 permits for remodels, additions, roofing repairs and other upgrades to the existing housing within the city have been issued by the Community Development Department, many of which are repairs for housing that could be considered in the targeted category.

The City's Code Enforcement Officer continues to enforce the City's ordinances regarding the upkeep of all properties in the City. These actions support the continued health and safety of all neighborhoods and maintain a wider range of housing opportunities for Holladay's citizens.

The City's housing policies continue to support the inclusion of multi-family housing in all appropriately zoned areas.

6. Describe "progress made within your city to provide moderate income housing, as measured by permits issued for new units of moderate income housing" during the past two years.

Since the adoption of the City's Affordable Housing Element, there have been no applications for the development of moderate income housing units within the City's boundary by privately funded developers. Simple economic factors such as higher land values in Holladay and the lack of vacant developable land contribute to the overall problem. Nevertheless, available data indicates that nearly one third of the existing dwelling units within the City meet the "affordable" criteria.

7. Describe "efforts made by [your] city to coordinate moderate income housing plans and actions with neighboring municipalities" during the past two years.

At the time of this report, the City has been actively participating in discussions with Salt Lake County Housing Authority (summer 2013) to explore future partnership options.